

OCTOBER 6, 2022

The regular meeting of the BOARD OF ADJUSTMENT was called to order by Chairman Rodriguez-Soto on Thursday, October 6, 2022 at 6:45 P.M., in the City Commission Chambers, Charles F. Dodge City Center, 601 City Center Way, Pembroke Pines, Florida, 33025.

PRESENT: Chairman Rodriguez-Soto, Vice Chairman Goggin
Members Abbondandolo, Brito and Crawl

ABSENT: Alternate Members Almeria and Siddiqui

ALSO PRESENT: Dean Piper, Zoning Administrator, Christian Zamora, Planner/Zoning Specialist, Sam Goren, City Attorney, and Board Secretary Katherine Borgstrom

Board Secretary Borgstrom called roll and declared a quorum present.

APPROVAL OF THE MINUTES:

A motion by Vice Chair Goggin, seconded by Member Crawl, to approve the minutes of the August 4, 2022 meeting passed unanimously.

EXCUSED ABSENCES:

A motion by Vice Chair Goggin, seconded by Member Crawl, to excuse the absence of Alternate Members Almeria and Siddiqui passed unanimously.

LEGAL INSTRUCTIONS:

City Attorney Sam Goren explained the hearing process to the audience and applicants. The hearing is quasi-judicial and all testimony taken is under oath. The Board has the right to ask witnesses questions that the Board deems relevant to the application. At the conclusion of the hearing, the Board will consider testimony and evidence and enter an order. Three votes are needed to approve a variance. The decisions are appealable to the City Commission of Pembroke Pines only.

[Secretary’s Note: Interested parties were sworn under oath to give testimony in the relevant causes by the City Attorney.]

NEW BUSINESS:

VARIANCES:

VARIANCE FILE NUMBER: ZV(R) 2022-0025

PETITIONER:

Louis & Christine DeStefano

ADDRESS:

SUBJECT PROPERTY:

17309 SW 8 Street
Pembroke Pines, FL 33029

LEGAL DESCRIPTION:

Lot RR91, of the SILVER LAKES PHASE II REPLAT, according to the Plat thereof as recorded in Plat Book 154, Page 50B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 39% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for a proposed driveway.

REFERENCE:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular *	0 feet	5 feet	15 feet	5 feet	N/A	35% front lot coverage 40 % width of lot	Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

Chairman Rodriguez-Soto read the request into the record.

Mr. DeStefano, petitioner, spoke to the variance request. He stated they are seeking a circular drive because they have four drivers with four cars, no street parking is allowed in community. They are only seeking a 39% over the code of 35% coverage. Other homes in the

community have similar driveways. Petitioner confirmed drive will be interlocking pavers and that they have HOA approval. Petitioner also confirmed the existing driveway will be replaced with the same type of pavers.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto and Vice Chair Goggin.

The member of staff who spoke to the variance request was Dean Piper. Mr. Piper confirmed the utilities in this area are on the front side, but are buried deep enough that this installation will not disturb the utilities.

No one from the public asked to speak to the variance request.

A motion by Vice Chair Goggin, seconded by Member Brito, to grant variance request ZV(R) 2022-25, under Sec. 155.301(O)(1)(c), to allow a 39% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for a proposed driveway, passed unanimously.

VARIANCE FILE NUMBER: ZV(R) 2022-0026

PETITIONER:

Thomas & Heather Benal

ADDRESS:

SUBJECT PROPERTY:

565 SW 198 Terrace
Pembroke Pines, FL 33023

LEGAL DESCRIPTION:

Lot 57 of Alhambra, of the PEMBROKE SPRINGS PLAT, according to the Plat thereof as recorded in Plat Book 160, Page 16B, of the Public Record of Broward County, Florida.

VARIANCE REQUESTED:

Petitioner is requesting a variance to allow a 50% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for a proposed driveway.

REFERENCE:

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Circular*	0 feet	5 feet	15 feet	N/a	N/A	35% front lot coverage 40 % width of lot	Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

Chairman Rodriguez-Soto read the request into the record.

Mr. Benal, petitioner, spoke to the variance request. He stated they do not have circular drive at present and that they have four drivers and four vehicles, thus the need for more parking area. The community does not allow parking on the street or in swale and there is minimal guest parking. Petitioner noted that other homes in the community have similar driveway enlargements most were installed before the code was changed to the 35% lot coverage. They are only seeking to make it 50% coverage. Petitioner confirmed installment will be pavers and prior driveway and walkway will be taken out and the same pavers will be replace in the old section.

The members of the board who spoke to the variance request were Chair Rodriguez-Soto and Vice Chair Goggin.

The member of staff who spoke to the variance request was Dean Piper. He responded to the question from the Chair concerning when the code was changed, in 2016.

No one from the public asked to speak to the variance request.

A motion by Member Abbondandolo, seconded by Vice Chair Goggin, to grant variance

request ZV(R) 2022-26, under Sec. 155.301(O)(1)(c), to allow a 50% total front lot coverage for a Typical Single Family Residential Lot instead of the allowed 35% total front lot coverage for a proposed driveway passed unanimously.

STAFF CONCERNS:

Dean Piper stated there is only one variance for the November meeting and asked members to check their calendars concerning the January 2023 meeting which will be on January 5, 2023. They should inform staff if they have any conflicts due to the date being near the new year.

ADJOURNMENT:

On a motion by Vice Chair Goggin, seconded by Member Crawl, to adjourn the meeting at 7:18 P.M., passed unanimously.

Respectfully submitted,

Katherine Borgstrom

Katherine Borgstrom
Board Secretary

Adjourned: 7:18 P.M.
Approved: 11/03/2022