



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Carl Shechter, Vice-Mayor  
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner  
Jay Schwartz, Commissioner  
Iris A. Siple, Commissioner

## NOTICE OF MEETING BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, **SEPTEMBER 1, 2016**, 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

### OATH OF OFFICE:

Swearing in of new appointed member  
Nicky Parlavecchio

### SELECTIONS:

Selection of Chairman and Vice Chairman.

### SUNSHINE LAW REFRESHER

### APPROVAL OF MINUTES:

April 7, 2016

### NEW BUSINESS:

### VARIANCES:

ZV(R) 2016-05 A & B      Jeffrey J. Rogers, 10040 SW 12 Street

### ITEMS AT THE REQUEST OF STAFF:

### EXCUSED ABSENCES:

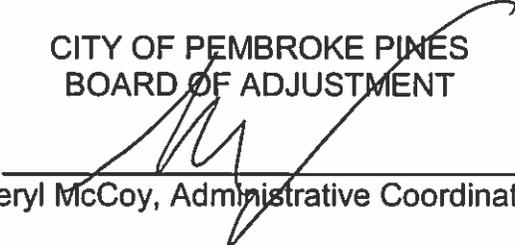
If needed.

BOARD OF ADJUSTMENT

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09/01/2016

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 Economic Development Department, (954) 392-2100, 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) 392-2110, 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) 450-1050 at least 48 hours in advance to request such accommodation.



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## 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, **SEPTEMBER 1, 2016**, 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) 2016-05 A & B**

**PETITIONER:**  
Jeffrey J. Rogers

**ADDRESS:**  
**SUBJECT PROPERTY:**  
10040 SW 12 Street  
Pembroke Pines, FL 33025

**LEGAL DESCRIPTION:**  
Lot 6, Block 5, of the LAKESIDE SOUTH PLAT, according to the plat thereof as recorded in Plat Book, 124 Page 45B, of the Public Records of Broward County, Florida.

**VARIANCE REQUESTED:**

- A) Petitioner is requesting a variance to allow a 3.5' side yard setback instead of the required 5' side yard setback for a covered screen enclosure.
- B) Petitioner is requesting a variance to allow a 12.1' rear yard setback instead of the required 5' rear yard setback for a covered screen enclosure.

**REFERENCE:**

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

BOARD OF ADJUSTMENT

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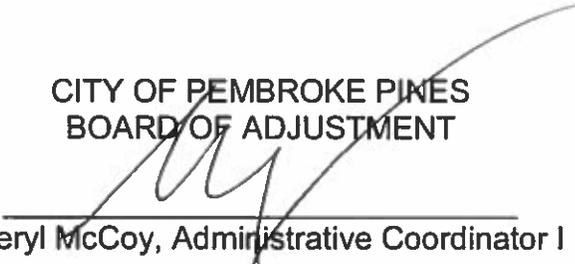
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(B) In residential districts, all accessory buildings and uses in a rear yard shall be located at least five feet from any plot line, at least 15 feet from any street line, and at least ten feet from any main building or other accessory building. For 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.

**B) § 155.108 SINGLE-FAMILY (RS-7) DISTRICTS**

(C) Development parameters. All applications for a zero lot line development shall comply with the following applicable development parameters. (3) Minimum setbacks. (b) Front and rear setback. The front setback shall be not less than 20 feet, and the rear setback shall not be less than 15 feet.

**CITY OF PEMBROKE PINES  
BOARD OF ADJUSTMENT**

  
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