

**COMMISSION ORDER OF THE
CITY OF PEMBROKE PINES, FLORIDA
CITY COMMISSION**

COMMISSION ORDER NUMBER: 2022-02

DATE AND AGENDA November 17, 2021

BOARD ACTION: APPROVED

APPLICANT: Natalie Carter

FILE NUMBERS: ZV(R) 2021-16

PETITION FOR: Request to Appeal the Board of Adjustment decision pertaining to residential zoning variances for the property located at 1400 NW 154th Lane, owned by CARTER, NATALIE NATALIE CARTER REV TR:

- ZV(R) 2021-16: to allow a roofed screen enclosure in the back of her townhouse.

LOCATION: 1400 NW 154th Lane, Pembroke Pines, FL 33028

LEGAL DESCRIPTION: TOWNGATE 156-11 B POR OF PAR B DESC AS: COMM NW COR OF PAR E OF SAID PLAT,NWLY ALGARC OF CURVE 89.79 TO P/T,NW 669.55,NE 26.73 TO POB NW 19.44, NE 130.70,SELY 30.06,SW 118.80, SW 15.19,NW 7.07 TO POB AKA: UNIT 1;BLDG 1:VLG 18 PARK CROSSING-TOWNGATE

FINDINGS OF FACT: The City Commission after having heard and considered the following matters hereby makes the following findings of fact:

1. Intent to Appeal dated 10-8-2021, **Exhibit "1"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
2. Appeal Letter Email dated 11-8-2021, **Exhibit "2"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made part thereof.
3. Unified Development Application dated 07-22-21, **Exhibit "3"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.

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4. HOA Approvals, **Exhibit "4"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
5. Aerial Cover Sheet, **Exhibit "5"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
6. Portion of October 7, 2021 Draft Board of Adjustment Minutes for Carter Appeal, **Exhibit "6"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
7. At the 11-17-2021 meeting, there was no public comment regarding this matter.
8. In accordance with City Code of Ordinances §155.311, members of the City Commission reviewed the written record on appeal for competent and substantial evidence and no new evidence was presented.

CONCLUSION AND ORDER:

After consideration and review of the City's records and arguments presented as reflected above in the FINDINGS OF FACT, the City Commission hereby GRANTS Petitioner's appeal of the decision of the Board of Adjustment, GRANTS a refund of appeal costs, and APPROVES the following variance requests:

- A. ZV(R) 2021-16: to allow roofed screen enclosure in the back of townhouse.

NOTICES: All notices or other communications required by one party to another shall be given in writing by personal delivery or by regular U.S. mail or sent by telex, facsimile or similar method of electronic communication addressed to such other party or delivered to such other party as follows:

CITY: Charles F. Dodge, City Manager
601 City Center Way
Pembroke Pines, FL 33025
Telephone No. (954) 431-4884
Facsimile No. (954) 437-1149

Copy To: Samuel S. Goren, City Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, Florida 33308
Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923


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PETITIONER: Natalie Carter
19972 SW 5 Court
Pembroke Pines, Florida 33029
Telephone No. (954) 559-5335

Issuance of this development order by the City of Pembroke Pines does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Pembroke Pines for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

DONE AND ORDERED on this 7th day of September, 2022, nunc pro tunc to November 17, 2021 in Pembroke Pines, Florida.

ATTEST


[Signature] 9/8/22
MARLENE A. GRAHAM, CITY CLERK

CITY OF PEMBROKE PINES, FLORIDA

BY:

[Signature]
MAYOR FRANK ORTIS

APPROVED AS TO FORM:

[Signature] 9/7/22
OFFICE OF THE CITY ATTORNEY