

# DRAFT

pass, each applicant will be offered the option to defer their item to the November 4, 2021 meeting. 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 Assistant City Attorney.]

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

**VARIANCE FILE NUMBER:**      **ZV(R) 2021-15**

**PETITIONER:**  
Aleida Marin

**ADDRESS:**  
**SUBJECT PROPERTY:**  
8500 Taft Street  
Pembroke Pines, FL 33024

## **LEGAL DESCRIPTION:**

Lot 4, Block 14, of the BOULEVARD HEIGHTS SECTION 9 2ND ADDITION PLAT, according to the Plat thereof as recorded in Plat Book 62, Page 12B, of the Public Record of Broward County, Florida.

## **VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a 44% total front lot coverage instead of the required 35% total front lot coverage for a proposed driveway and walkway.

## **REFERENCE:**

Table 155.620 Accessory Building Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	35% front lot coverage 40 % width of lot	[1] 10 foot minimum width

Petitioner Aleida Martin and her son, Arturo Martin, spoke to the request. They stated they did not want to defer tonight. They tied to get permit to put in a circular drive, but it would not meet the code. They live on a very busy section of Taft Street and exiting the drive by backing out is very dangerous. They have an older mother living in home also and their expanding the driveway would be for safety reasons.

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The members of the board who spoke to the variance requests were Chair Ryan, Vice Chair Rodriguez-Soto and Alternate Member Siddiqui. Members acknowledged the very busy traffic situation on Taft and that the home is located only three residences from the traffic light and has three merging lanes of traffic.

The member of staff who spoke to the variance requests was Dean Piper.

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

On a motion by Alternate Member Siddiqui seconded by Vice Chair Rodriguez-Soto, to grant variance request ZV(R) 2021-15, to allow a 44% front lot coverage on a typical lot instead of the required 35% total front lot coverage for a proposed driveway and walkway, under Sec. 155.301(O)(1)(c), the following vote was recorded:

AYE: Vice Chair Rodriguez-Soto, Alternate Member Siddiqui

NAY: Chair Ryan

Motion failed

**VARIANCE FILE NUMBER:**      **ZV(R) 2021-16**

**PETITIONER:**

Natalie Carter

**ADDRESS:**

**SUBJECT PROPERTY:**

1400 NW 154 Lane  
Pembroke Pines, FL 33028

**LEGAL DESCRIPTION:**

Unit 1; Building 1: Village 18 Park Crossing-Towngate A.K.A. A portion of the TOWNGATE PLAT, according to the Plat thereof as recorded in Plat Book 156, Page 11B, of the Public Record of Broward County, Florida.

**VARIANCE REQUESTED:**

Petitioner is requesting a variance to allow a hard roofed screen enclosure instead of the required screen roof screen enclosure.

**REFERENCE:** Towngate Planned Unit Development (PUD) Guidelines