

DRAFT

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

DRAFT

Natalie Carter, petitioner spoke to the variance request. Petitioner stated she did not want to defer tonight. She is asking a variance for a hard roof on the screened patio on her home, currently the roof of the enclosure is screen. Dean Piper explained that the HOA has amended their bylaws internally to allow the townhomes to have hard roofs on their screen enclosures and will be asking the City to accept that change, so they will allow the hard roof to change the PUD guidelines. Dean Piper also stated that this change could take a year or more to be approved by the City. Petitioner also stated that she is an end unit and that she has a letter from her only connected neighbor that they have no objection to the request. Petitioner would like to go ahead and get the variance so that she can get the work done.

The members of the board who spoke to the variance requests were Chair Ryan and Vice Chair Rodriguez-Soto. Vice Chair confirmed with Dean Piper that the townhome has two 10 foot walls on each side and that the roof would not be higher than eight feet, which would allow for proper air circulation.

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 Vice Chair Rodriguez-Soto, seconded by Alternate Member Siddiqui, to grant variance request ZV(R) 2021-16, to allow a hard roofed screen enclosure, 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 NUMBERS: ZV(R) 2021-17 - 21

PETITIONER:
Carlos Rios