



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
Wednesday, May 13, 2020
6:30 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

1.	CASE:	B19032
	OWNER:	HARBOR BEACH INVESTMENTS LLC
	AGENT:	LISA PEREZ
	ADDRESS:	1147 SEABREEZE BLVD.
	LEGAL DESCRIPTION:	OCEAN HARBOR 26-39 B LOT 19 & STRIP LYING S OF LOT 19
	ZONING DISTRICT:	RMH-25
	COMMISSION DISTRICT:	4
	REQUESTING:	<p>Sec. 47-19.5. B Table 1 - Fences, walls and hedges.</p> <ul style="list-style-type: none"> • Requesting a variance to allow a wall constructed without a permit at zero feet (0'0") front yard setback whereas the code requires a minimum average of 3'0" to meet the Landscaping requirements as per section 47-19.5. C.1. • Requesting a variance to allow a wall constructed without a permit at a height of eight feet (8'0") whereas the code allows a maximum height of six feet six inches (6'6").

Sec.47-19.5. C.1 Landscaping Requirements.

Requesting a variance to allow the Landscaping requirements to be exempt.

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2. **CASE:** **PLN-BOA-20030001**
- OWNER:** BEAUCHAMP, RICHARD A &; BEAUCHAMP, VICTORIA R
- AGENT:** N/A
- ADDRESS:** 1152 N. RIO VISTA BLVD.
- LEGAL DESCRIPTION:** RIO VISTA C J HECTORS RESUB 1-24 B LOT 16 BLK 4
- ZONING DISTRICT:** RS-8
- COMMISSION DISTRICT:** 4
- REQUESTING:** **Sec. 47-5.31 Table of dimensional requirements for the RS-8 district.**
- Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing permitted covered screened porch into air-conditioned living space to remain at a side yard setback from 4.4 feet to 4.7 feet as per plans, a total maximum variance request of 0.60 feet.
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3. **CASE:** **PLN-BOA-20030002**
- OWNER:** PRESTE CORP; OCEAN REEF INVESTMENTS LLC;
ROYAL QUALITY HOMES OF FL LLC
- AGENT:** HEIDI DAVIS KNAPIK
- ADDRESS:** 2985 N OCEAN BLVD.; NE 30 STREET;
NE 30 STREET; NE 33 AVENUE; N OCEAN BLVD.
- LEGAL DESCRIPTION:** LAUDERDALE BEACH 4-2 B LOTS 91 & 92 LESS THAT POR OF SAID LOTS LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1; LAUDERDALE BEACH 4-2 B THAT POR OF LOTS 91 & 92 LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1; LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 1 BLK 23; LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 2 BLK 23; LAUDERDALE BEACH 4-2 B LOT 90 BLK 1
- ZONING DISTRICT:** CB and RMH-60
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 47-6.20. - Table of dimensional requirements for the CB district. (Note A)**
- Requesting a variance from the 5 feet minimum front yard (NE 30th street) setback requirement of Section 47.6.20 Table of

Dimensional Requirements to allow a structure at a proposed setback of 1 foot 6 inches, a total variance request of 3 feet 6 inches. **Note:** This request is for folio/parcel id: 494330010760, 494330010770 and 494330030800.

- Requesting a variance from the 5 feet minimum corner yard (Ocean Boulevard) setback requirement of Section 47.6.20 Table of Dimensional Requirements to allow a structure Requirements to allow a proposed structure with a corner yard setback of 0 feet, a total variance request of 5 feet. **Note:** This request is for folio/parcel id: 494330010760.

Sec. 47-5.38. - Table of dimensional requirements for the RMH-60 district. (Note A)

- Requesting a variance from the 15 feet minimum rear yard (NE 33 Ave) setback requirement of Section 47-5.38 Table of Dimensional Requirements to allow a proposed structure at a rear yard setback of 10 feet, a total variance request of 5 feet. **Note:** This request is for folio/parcel id: 494330030810.
- Requesting a variance from the 5 feet minimum corner yard (N. Ocean Blvd) setback requirement of Section 47-5.38 Table of Dimensional Requirements to allow a proposed structure with a corner yard setback of 0 feet, a total variance request of 5 feet. **Note:** This request is for folio/parcel id: 494330010750 and 494330010760.

4.	CASE:	PLN-BOA-20030003
	OWNER:	D'OFFAY, DAPHNE C & GERARD M
	AGENT:	N/A
	ADDRESS:	2730 SW 19 STREET
	LEGAL DESCRIPTION:	BEL-TER 42-48 B LOT 28
	ZONING DISTRICT:	RS-8
	COMMISSION DISTRICT:	4
	REQUESTING:	Sec. 47-5.31 -Table of dimensional requirements for the RS-8 district

- Requesting a variance from the 15 feet minimum rear yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow a covered patio roof constructed without a permit to remain at a rear yard setback of 2 feet, a total maximum variance request of 13 feet.

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5. **CASE:** PLN-BOA-20030004
- OWNER:** DIMATTINA, FRANK; DIMATTINA, MARIE-ELAINA
- AGENT:** VINCENT J. KAHER
- ADDRESS:** 3201 NE 38 STREET
- LEGAL DESCRIPTION:** BERMUDA-RIVIERA SUB OF GALT OCEAN MILE FIRST ADD 40-12 B LOT 13 BLK L
- ZONING DISTRICT:** RS-8
- COMMISSION DISTRICT:** 1
- REQUESTING:** **Sec. 47-5.31 -Table of dimensional requirements for the RS-8 district**
- Requesting a variance from the 25 feet minimum rear yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a rear yard setback of 24.19 feet.

V. **COMMUNICATION TO THE CITY COMMISSION**

VI. **FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will 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.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.