



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department (Lobby)
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

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Wednesday, February 14, 2024

6:00 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: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

1.	CASE:	PLN-BOA-23030003
	OWNER:	WALTON, MICHAEL RAYMOND; LOFRIA, MICHELE
	AGENT:	N/A
	ADDRESS:	5560 NE 26 AVENUE, FORT LAUDERDALE, FL 33308
	LEGAL DESCRIPTION:	LOT 2, BLOCK 3, "GOLF ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	1

REQUESTING:

Request for Rehearing of Final Order/Case PLN-BOA-23030003. This rehearing request is pursuant to ULDR Sec. 47-24.12. A.7 on a denial of the following variance requests:

Sec. 47-19.1. L. - General requirements.

- Requesting a variance to allow a free-standing shade structure to be 17.44' high, whereas the code does not allow a freestanding shade structure to exceed the height of the principal structure, which is 14.8' high. A total variance request of 2.64 feet in height.

Sec. 47-19.2. P.- Freestanding shade structures.

- Requesting a variance to allow an existing freestanding shade structure to have a maximum height of 17.44 feet, whereas the code allows a maximum height of 12 feet measured from the ground to the top of the structure. A total variance request of 5.44 feet in height.
- Requesting a variance to allow an existing freestanding shade structure to have a setback of 7 feet FROM WATER WAY whereas the code requires a minimum of 10 feet setback FROM WATERWAY a total variance request of 3 feet.

Note: This case was deferred from the December 13, 2023, BOA meeting agenda.

2.	<p>CASE: PLN-BOA-23100004</p> <p>OWNER: 16TH STREET DRYSTACK LLC</p> <p>AGENT: MATTHEW BOONE/SOUTHEAST SIGN CO</p> <p>ADDRESS: 1335 SE 16 ST, FORT LAUDERDALE, FL 33316</p> <p>LEGAL DESCRIPTION: THE EAST 390 FEET OF THE WEST 580 FEET, LESS 520 FEET OF BLOCK 6, "HERZFELD'S ADDITION TO LAUDERDLAE HARBORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY. (SEE SURVEY)</p> <p>ZONING DISTRICT: B-1 - BOULEVARD BUSINESS</p> <p>COMMISSION DISTRICT: 4</p> <p>REQUESTING: <u>Sec. 47-22.4. A.1- Maximum number of signs at one location and special requirements in zoning districts.</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow a proposed sign on the east elevation of the structure, which is not abutting Streets and vehicle travel ways, whereas as the code requires signs shall be limited and oriented to be viewed from the streets and vehicle travel ways abutting the lot or plot.
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Note: This case was deferred from the December 13, 2023,

BOA meeting agenda

3. **CASE:** **PLN-BOA-23080004**
OWNER: 2500 RIVERLAND LLC
AGENT: N/A
ADDRESS: 2500 RIVERLAND RD, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION: LOT 7, PALM GROVE ACRES, ACORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
ZONING DISTRICT: RS-3.52 - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-39. A.6.D.- Height.**

- Requesting a variance to allow a new single-family residence to have a maximum height of 29 feet, whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor at the exterior elevation. A total variance request of 9 feet.

Sec. 47-39. A.1.b.(3). (e). - Yard encroachments

- Requesting a variance to allow a second story addition to the existing detached garage whereas the code prohibits accessory building to exceed one (1) story.

This case was deferred from the January 10, 2024, BOA meeting agenda.

4. **CASE:** **PLN-BOA-23110001**
OWNER: 1700 N ANDREWS LLC
AGENT: JANNA P. LHOTA, ESQ.
ADDRESS: 1700 N ANDREWS AVE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION: THAT PART OF TRACT "A" OF MERRIT ISLE, A RESUBDIVISION IN LAUDERDALE ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, AT PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT: RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY/
CB -COMMUNITY BUSINESS
COMMISSION DISTRICT: 2

REQUESTING:

Sec. 47-25.3. A.3.d(i) - Neighborhood compatibility requirements, Buffer yard requirements

- Requesting a variance from a requirement for a 10-foot landscape strip located along all property lines which are adjacent to a residential property, and which shall extend to the property lines for the total required_a distance of 306.5 feet adjacent to residential property_to be reduced to 80 feet, for_a total variance request of 226.5 feet as depicted on plans sheet X-9.

Sec.47-25.3. A.3.d(ii) - Neighborhood compatibility requirements, Parking restrictions

- Requesting a variance to allow parking within 2.9 feet of the property line of a contiguous residential property for a length of 165' feet of the 306.5 feet of property length adjacent to a residential property line, whereas the code requires a minimum setback of 12 feet, a total variance request of 9.1 feet for a length of 165' feet, as depicted on the plans (sheet X-9). Please Note: Of the 306.5', 141.5' will have no parking and complies.

Sec. 47-25.3. A.3.d(iii) - Neighborhood compatibility requirements, Dumpster regulations

- Requesting a variance to allow a dumpster to be located 4 feet from a residential property line, whereas 12 feet is required for a total variance request of 8 feet.

Sec. 47-25.3. A.3.d.iv(b) - Neighborhood compatibility requirements, Wall requirements.

- Requesting a variance to reduce the total lineal foot requirement of a wall abutting a residential property line from the required 306.5 feet to 138 feet, a total variance request of 168.5 feet. As depicted on plans sheet X-9.

Note: This case was deferred from the January 10, 2024, BOA meeting agenda.

5.	CASE:	PLN-BOA-24010001
	OWNER:	PORTER, WINFRED J JR
	AGENT:	N/A
	ADDRESS:	NW 5 ST, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 6, DORSEY PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BLOCK 21, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT: 3

REQUESTING: **Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.**

- Requesting a variance to allow a minimum lot size of 5,062 square feet for each lot, whereas the code requires a minimum lot size of 6,000 square feet. A total reduction of 938 square feet for each lot, as depicted on provided plans and narrative.

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.