

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.

Motion to defer to the April meeting passed 5-0.

2. CASE:	PLN-BOA-23100004
OWNER:	16TH STREET DRYSTACK LLC
AGENT:	MATTHEW BOONE/SOUTHEAST SIGN CO
ADDRESS:	1335 SE 16 ST, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	THE EAST 390 FEET OF THE WEST 580 FEET, LESS 520 FEET OF BLOCK 6, "HERZFELD'S ADDITION TO LAUDERDALE HARBORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY. (SEE SURVEY)
ZONING DISTRICT:	B-1 - BOULEVARD BUSINESS
COMMISSION DISTRICT:	4

REQUESTING:

Sec. 47-22.4. A.1- Maximum number of signs at one location and special requirements in zoning districts.

- 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.

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

Motion to approve failed 0-5.

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, ACCORDING 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

4

DISTRICT:

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.

Motion to deny passed 5-0.

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 2

COMMISSION DISTRICT:

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

Motion to defer passed 5-0.

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:	<u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.</u>

- 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.

Motion to approve passed 5-0.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE