



BOARD OF ADJUSTMENT MEETING

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

To watch and listen to the Board of Adjustment Meeting Visit:

<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

Wednesday, March 13, 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-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 February 14, 2024, BOA meeting agenda.

2.	CASE:	PLN-BOA-23120003
	OWNER:	SOFIKO 14 LLC
	AGENT:	FITZ MURPHY
	ADDRESS:	2669 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308
	LEGAL DESCRIPTION:	LOT 7, BLOCK 2, LESS THE SOUTH 50 FEET THEREOF, CORAL RIDGE COMMERCIAL BOULEVAD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 13,

OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(SEE SURVEY).

ZONING DISTRICT: CB - COMMUNITY BUSINESS

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-18.21. H.3- Landscaping and open space requirements**

- Requesting a variance to waive the requirement for an 1,400 gross square foot public plaza with principal pedestrian access to the mixed-use development.

Sec. 47-18.21. I.2. -Dimensional requirements

- Requesting a variance from the dimensional requirements for the minimum lot size of 10,000 gross square feet to be reduced to 7,350 gross square feet, a total reduction request of 2,650 gross square feet.

Sec 47-18.21. I.5-Dimensional requirements

- Requesting a variance from the minimum lot width of 100 feet to be reduced to 35 feet, a total reduction request of 65 feet.

3. **CASE:** **PLN-BOA-23120004**

OWNER: VILLANUEVA, LUIS; VILLANUEVA, MARIA TERESA

AGENT: N/A

ADDRESS: 2120 IMPERIAL POINT DR, FORT LAUDERDALE, 33308

LEGAL DESCRIPTION: LOT 11, BLOCK 21 OF "IMPERIAL POINT 1ST SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

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

COMMISSION DISTRICT: 1

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

- Requesting a variance from the minimum 15 feet setback to be reduced to 7.5 feet for an existing after the fact attached enclosed patio, a total reduction request of 7.5 feet.

4. **CASE:** **PLN-BOA-24010004**

OWNER: STELMAKH, IRINA

AGENT: N/A

ADDRESS: 1400 SW 28 ST, FORT LAUDERDALE, FL 33315

LEGAL DESCRIPTION: LOT 8, BLOCK 1, OF "HIBISCUS PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

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

COMMISSION DISTRICT: 4

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

- Requesting a variance to add a new second floor structure to an existing non-conforming structure at a front yard setback of 20.75 feet, whereas the minimum code requirement is 25.00 feet, a total variance request of 4.25 feet.
- Requesting a variance to add a first-floor addition on the west side to match the existing non-conforming structure at a front yard setback of 20.75 feet, whereas the minimum code requirement is 25.00 feet, a total variance request of 4.25 feet.
- Requesting a variance to add a new attic structure to an existing non-conforming structure at a corner yard setback of 9.00 feet, whereas the minimum code requirement is 17.50 feet, a total variance request of 8.50 feet.

Sec. 47-19.2. Y.3 - Accessory buildings, structures, and equipment, general.

- Requesting a variance to allow the front porch to be open on only one side, whereas the code requires the front porch to be open on two sides.

Sec. 47-3.2. B.1- Continuation of a nonconforming structure.

- A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity.

5. **CASE:** **PLN-BOA-24020004**

OWNER: FL-5 HOLDINGS LLC

AGENT: ANDREW SHEIN, ESQ

ADDRESS: 1460 SW 23 ST, FORT LAUDERDALE, FL 33315

LEGAL DESCRIPTION: PARCEL "A", MARINA LANDINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 601, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

ZONING DISTRICT: RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY

COMMISSION DISTRICT: 4

REQUESTING: Sec. 47-22.3. G.- Ground sign

- Requesting a variance to permit a ground sign in the RD-15 zoning district, whereas ULDR Section 47-22.3. G. does not permit ground signs in the RD-15 zoning district to permit a ground sign at a height of 9' - 6", whereas ULDR Section 47.22.3.G limits ground signs to 5' in height.

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.