

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.

Motion To approve the variance request regarding Sec. 47-25.3. A.3.d(i) passed 6-0.

Motion To approve the variance request regarding Sec.47-25.3. A.3.d(ii) passed 5-1.

Motion To approve the variance request regarding Sec. 47-25.3. A.3.d(iii) passed 5-1.

Motion To approve the variance request regarding Sec. 47-25.3. A.3.d.iv(b) passed 6-0.

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.

Motion To approve all variance requests failed 2-4.

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.

Motion to DENY the variance request passed 5-1.

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.

Motion to approve all variance requests passed 6-0.

5. CASE: PLN-BOA-24020004
OWNER: FL-5 HOLDINGS LLC
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.

Motion to approve the variance request passed 6-0.

V. **COMMUNICATION TO THE CITY COMMISSION**

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