

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, April 10, 2024
6:00 PM

AGENDA RESULTS

- 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:	<u>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:</u>

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 February 14, 2024, BOA meeting agenda.

Motion to deny the rehearing request passed 7-0.

2. CASE:	PLN-BOA-23040001
OWNER:	ESTATE MANORS INC; WALTERS, LAWRENCE
AGENT:	N/A
ADDRESS:	1616 SW 17 AVE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 15, OF BOSSERT ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED PLAT BOOK 46, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A).</u>

- Requesting a variance from the minimum 25 feet corner yard setback abutting a waterway to be reduced to 15.73 feet, a total variance request of 9.27 feet.

Sec. 47-19.2. B. - Architectural features in residential districts.

- Requesting a variance to allow an eave/overhang to project into a setback of 4.6 feet, whereas the code allows a maximum of 3 feet from the approved setback, a total variance request of 1.6 feet.

Motion to approve both variance requests failed 4-3.

3. CASE:	PLN-BOA-24020006
OWNER:	M & G CHASE FAM REV LIV TR; CHASE, MICHAEL W & GRACE TRSSTES
AGENT:	DIANA MEISER
ADDRESS:	3730 W BROWARD BLVD, FORT LAUDERDALE, FL 33312

LEGAL DESCRIPTION: THE WEST 90 FEET OF THE EAST 136 FEET OF THE NORTH 150 FEET OF TRACK 2, "MELROSE PARK SECTION 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

ZONING DISTRICT: B-1 - BOULEVARD BUSINESS

COMMISSION DISTRICT: 3

REQUESTING: **Sec. 47-18.4 (C). - Automotive repair shop.**

- Requesting a variance from the minimum lot width of 100 feet to be reduced to an existing lot width of 90 feet, a total variance request of 10 feet.

Motion to approve the variance request passed 7-0.

4. CASE: **PLN-BOA-24020007**

OWNER: SILVA, MARTIN I

AGENT: N/A

ADDRESS: 1301 NE 1 AVE, FORT LAUDERDALE, FL 33304

LEGAL DESCRIPTION: LOT 12 LESS THE SOUTH 15 FEET FOR READ, BLOCK 82 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (SEE SURVEY).

ZONING DISTRICT: RDS-15 - RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

- Requesting a variance from the minimum 10.0-foot corner yard setback to be reduced to an existing side yard setback of 0.0 feet, a total variance request of 10.0 feet.

Motion to approve the variance request passed 7-0.

5. CASE: **PLN-BOA-24030002**

OWNER: FAIRFIELD CYPRESS LP

AGENT: ANDREW SCHEIN

ADDRESS: 6500 N ANDREWS AVE, FORT LAUDERDALE, FL 33309

LEGAL DESCRIPTION: A PORTION OF PARCELS "G" AND "H" AND A PORTION OF N.E. 1ST WAY (NOW VACATED), AS SHOWN ON THE PLAT PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (SEE SURVEY).

ZONING DISTRICT: UUV-NE - UPTOWN URBAN VILLAGE NORTHEAST DISTRICT

COMMISSION DISTRICT: 1

Sec. 47-19.2. Z.1- Roof mounted structures.

- Requesting a variance to allow the existing permitted parapet to remain at a height ranging from 90'-8" to 93'-9" above ground level, (3" to 4'-7" below the top most surface of the roof mounted structure measuring at a height of 95'-4" above ground level), to serve as adequate mechanical equipment screening in lieu of the requirements of Section 47-19.2.Z.1 of the ULDR, which requires that the rooftop mechanical equipment be at least six (6) inches high above the top most surface of the roof mounted structure or in this instance 95'-10" above ground level, for a total variance of a maximum of 5' -2 ".

Motion to approve the variance request passed 6-1.

6. CASE: PLN-BOA-24030003

OWNER: MURRAY, CHRISTOPHER C; MURRAY, ANN

AGENT: N/A

ADDRESS: 2517 SE 21 ST, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION: LOT 18, BLOCK 1 IF "BREAKWATER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19 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. 25-62. (b)(3) - Requirements for new development and site alterations.**

- Requesting a special exception, granting relief from the requirement to install sidewalk per Sec 25-62.

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

Motion to approve the special exception failed 4-3.

7. CASE: PLN-BOA-24030005

OWNER: FREEMAN, CHRISTOPHER; ABRAMOVICI, ADI

AGENT: N/A

ADDRESS: 2616 SE 21 ST, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION: LOT 14, BLOCK 2 OF BREAKWATER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 19, 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. 25-62. (b)(3) - Requirements for new development and site alterations.**

- Requesting a special exception, granting relief from the requirement to install sidewalk per Sec 25-62.

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

Motion to approve the special exception failed 4-3.

V. **COMMUNICATION TO THE CITY COMMISSION**

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