



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** May 31<sup>st</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 12<sup>th</sup>, 2024.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-24050003</b>
<b>OWNER:</b>	SCHIRMER, CHRISTOPHER V; MATTOCKS, JACI REGAN
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	1123 SW 5 PLACE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 10 AND THE WEST ½ OF LOT 11, BLOCK 1, AMENDED PLAT OF RIVERSIDE ADDITION TO FT. LAUDERDALE, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u></b>

- 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.

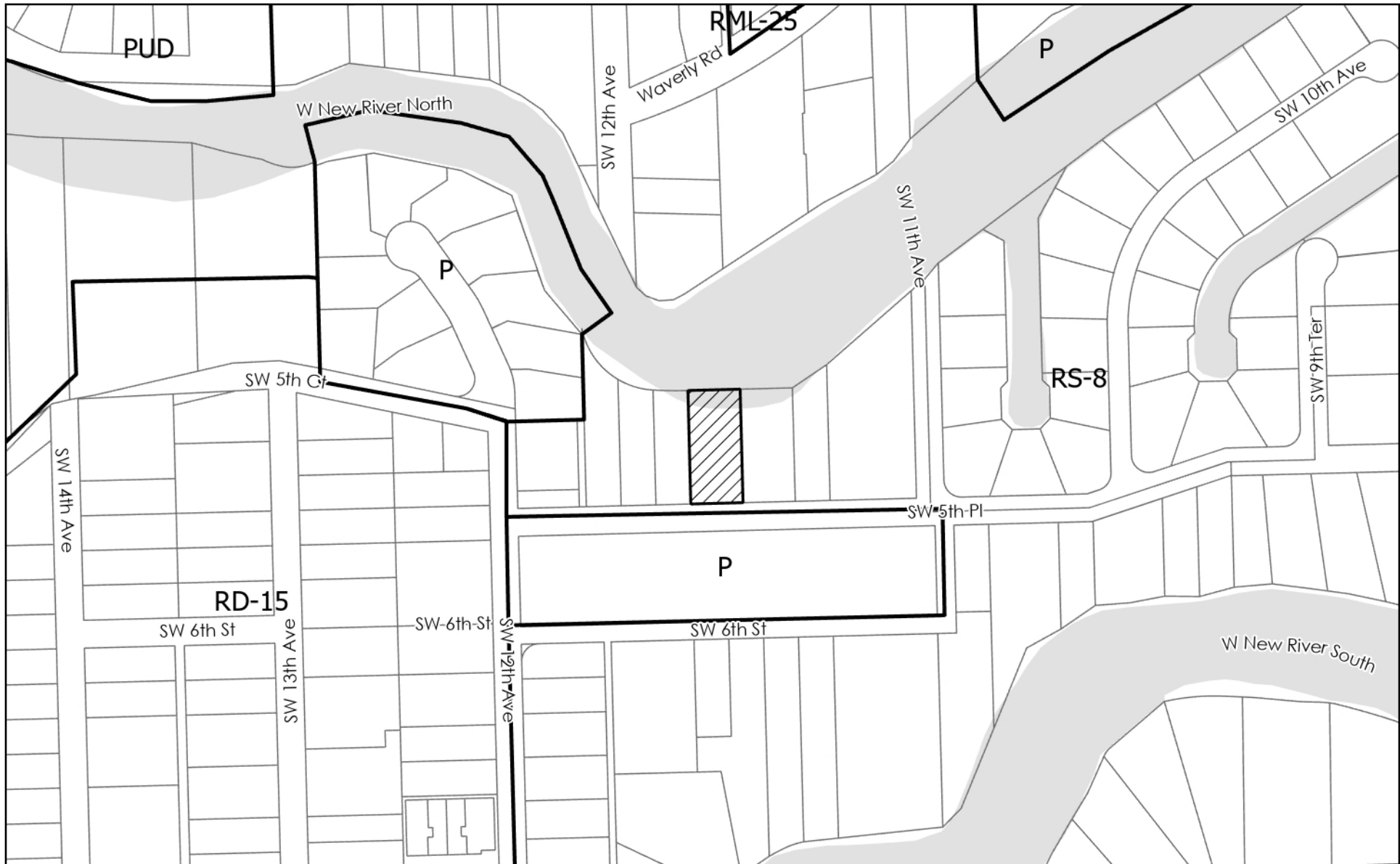
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>  
OR [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK  
ZONING ADMINISTRATOR



**Florida Statutes, Sec. 286.0105**

**NOTE:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.




PLN-BOA-24050003

**LEGEND**

-  Municipal Boundary
-  Subject Site

N



0      100      200  
US Feet

# PLN-BOA-24050003

## Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

(b) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

- (1) The proposed location of sidewalk improvements are on a finger island or dead-end street where eighty (80) percent or more of properties do not have sidewalks abutting the property.
- (2) A neighborhood transportation plan approved by the city commission clearly indicates that sidewalks are not preferred for the area in which the property is located.
- (3) Property owners may request relief from the provisions of this section by making application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issues exists that would otherwise preclude the installation of a sidewalk in the specified location.

# Record

Showing 1-40 of 60

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24050003</a>		Schirmer New Residence/ Spec...	Z- Board of Adjustment (BOA)	0		1123	SW	5	PL		Open
<input type="checkbox"/>	<a href="#">LND-INST-24010002</a>	Two Story New Construction Residence	Schirmer New Home	Landscape Installation Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-GEN-24010008</a>	Two Story New Residence Construction	Plumbing Irrigation Permit	Plumbing Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GEN-24010007</a>	DRAINAGE SYSTEM Two Story New Construction	Plumbing Subpermit	Plumbing Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">BLD-GEN-24010016</a>	Two Story New Construction Residence	Schirmer New Home	Structural Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-GEN-24010014</a>	Two Story New Construction	Schirmer New Home	Structural Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-GEN-24010004</a>	INSTALLATION OF NEW AC SYSTEM IN NEW HOME AS PER ...	Mechanical HVAC New Install ...	Mechanical Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">LND-INST-24010001</a>	Two Story new construction	Schirmer New Home	Landscape Installation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">LND-TREE-24010001</a>	Two Story new construction	Specimen Tree Removal	Landscape Tree Removal-Relocation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-23120193</a>	Existing sewer connection	Sewer Connection	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-23120192</a>	Install new plumbing lines	Plumbing Lines	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GAS-23120039</a>	Install new gas lines	Plumbing lanes	Plumbing Gas Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">ELE-RES-23120187</a>	New two story home	Schirmer Residence	Electrical Residential Permit	0		1123	SW	5	PL		Pending
<input type="checkbox"/>	<a href="#">BLD-BDSP-23050013.D001</a>	Seawall and dock as-built survey	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">PLB-RES-23090229</a>	POOL PIPING AND HEAT PUMP FOR BLD-RPSF-23090030	Schirmer New Swimming Pool	Plumbing Residential Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-23090206</a>	ELECTRICAL HOOK UP FOR BLD-RPSF-23090030	Schirmer New Swimming Pool	Electrical Residential Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-RPSF-23090030</a>	Install new swimming pool & deck	Schirmer New Swimming Pool	Residential Pool-Spa-Fountain Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-23070045</a>	Dock Electrical Conduit Only	Schirmer, Chris	Electrical Residential Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-BDSP-23050013</a>	Build new dock raise seawall cap	Schirmer, Christopher	Boatlift-Dock-Seawall-Pile Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-RNC-22070022</a>	NEW CONSTRUCTION SINGLE 2 STORY SINGLE FAMILY HOME	Christopher Schirmer	Residential New Construction Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-22070157</a>	POOL PIPING AND HEAT PUMP FOR NEW SWIMMING POOL A...		Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-22070139</a>	ELECTRIC FOR NEW SWIMMING POOL AND DECK BP BLD-R...		Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-RPSF-22070026</a>	NEW SWIMMING POOL AND DECK NOC		Residential Pool-Spa-Fountain Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">LND-TREE-22030033</a>	REMOVAL OF EXISTING TREES	Tree Relocation and Tree Rem...	Landscape Tree Removal-Relocation Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">PLB-RES-22030146</a>	PLUMB FOR BLD-RDEM-22020002	PLUMB FOR BLD-RDEM-22020002	Plumbing Residential Permit	0		1123	SW	5	PL		Awaiting
<input type="checkbox"/>	<a href="#">ELE-TEMP-22020012</a>	TEMP POLE FOR CONSTRUCTION	Chris House	Electrical Temporary Pole	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">BLD-RDEM-22020002</a>	DEMOLISH EXISTING STRUCTURE		Residential Demolition Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-WIN-21060210</a>	REMOVE AND REPLACE (32) WINDOWS AND (3) DOORS W/ ...	BW408	Window and Door Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-RMIS-21060002</a>	SIDING REPAIR	SIDING REPAIR	Residential Miscellaneous Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-ROOF-21060045</a>	REMOVE EXISTING ROOF SYSTEM AND INSTALL NEW METAL...	REMOVE EXISTING ROOF SYSTEM ...	Re-Roof Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">CE21060028</a>	4 RED GAS CONTAINERS NEXT TO PILED UP TRASH ON TH...		Code Case	0	MICHAELJ	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">BLD-RMIS-21040009</a>	SIDING REPAIR TO DETACHED GARAGE	SIDING REPAIR TO DETACHED GA...	Residential Miscellaneous Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">BLD-WIN-21030030</a>	ATF WINDOW REPLACEMENT	ATF WINDOW REPLACEMENT	Window and Door Permit	0		1123	SW	5	PL		Comple
<input type="checkbox"/>	<a href="#">MEC-HVNEW-21030004</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-21030029</a>	ELECTRICAL BP BLD-RALT-20100079	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-ROOF-21020105</a>	INSTALL NEW METAL ROOF ON CARRIAGE HOUSE	INSTALL NEW METAL ROOF ON CA...	Re-Roof Permit	0		1123	SW	5	PL		Issued
<input type="checkbox"/>	<a href="#">PLB-RES-20100124</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-RES-20100123</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PLB-RES-20100122</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Plumbing Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100011</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void



# Record

Showing 41-60 of 60

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100010</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">MEC-HVNEW-20100009</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100114</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100113</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">ELE-RES-20100112</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">BLD-RALT-20100079</a>	MASTER BEDROOM, BATHROOM, LIVING ROOM AND KITCHEN...	MASTER BEDROOM, BATHROOM, LI...	Residential Alteration Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">CV20080067</a>	FBC(2017) 105.1 ~ Required. ~ Required. Any...	1123 SW 5 PL.	Violation-CODE Hearing	0		1123	SW	5	PL		Completed
<input type="checkbox"/>	<a href="#">CE20060192</a>	WORK W/O PERMITS. WOOD SIDING, METAL ROOF AND WIN...	1123 SW 5 PL.	Code Case	0	Leonardo Martinez	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">CE20050830</a>	WPRK WITHOUT PERMIT-SHED ON ROAD TRANSFORMED INTO...		Code Case	0	Leonardo Martinez	1123	SW	5	PL		Closed
<input type="checkbox"/>	<a href="#">AB-0080029</a>		CROSS,DANIEL E	Resident/Business Alarm Registration	0		1123	SW	5	PL		Possible C
<input type="checkbox"/>	<a href="#">PM-13052273</a>	HARDWIRE IGNITER FOR GAS HOT WATER HEATER BP ~130...	HARDWIRE IGNITER FOR GAS HOT...	Electrical Residential Permit	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PM-13052271</a>	WATERLINE TO NEW TANKLESS WATER HEATER BP 13052267	WATERLINE TO NEW TANKLESS WA...	Plumbing Water Heater Exact Changeout	0		1123	SW	5	PL		Void
<input type="checkbox"/>	<a href="#">PM-13052267</a>	GAS NATURAL RUN LINES FROM METER TO DRYER,RANGE ~...	GAS NATURAL RUN LINES FROM M...	Plumbing Gas Permit	29.95		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-13041070</a>	ELECTRIC FOR AC INSTALLATION BP13041069	ELECTRIC FOR AC INSTALLATION...	Electrical Residential Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-13041069</a>	AC INSTALLATION	AC INSTALLATION	Mechanical HVAC New Install Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-10041366</a>	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-09120242</a>	REROOF SHINGLE 2100 SQF	REROOF SHINGLE 2100 SQF	Re-Roof Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-04090665</a>	INSTALL BURG ALARM 1 PANEL 3 DEVICES	INSTALL BURG ALARM 1 PANEL 3...	Electrical Burglar Alarm	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">PM-01052267</a>	REROOF SHINGLE 2600 SQ FT	REROOF SHINGLE 2600 SQ FT	Re-Roof Permit	0		1123	SW	5	PL		Complete
<input type="checkbox"/>	<a href="#">BL-384305</a>		D C MARINE	General Business Tax Receipt	0		1123	SW	5	PL		Closed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: June 12, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24050003

### 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.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)

*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.*

*In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*



**SIGN NOTICE**

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24050003

APPLICANT: Chris Schirmer and Jaci Mattocks

PROPERTY: 1123 SW 5 Place, Fort Lauderdale, FL 33312

PUBLIC HEARING DATE: June 12, 2024

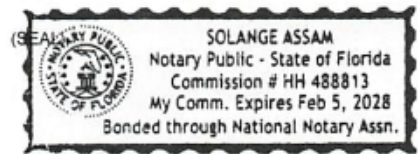
BEFORE ME, the undersigned authority, personally appeared Chris Schirmer & Jaci Mattocks, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale, I will forfeit my sign deposit. CSJ/MS (initial here)

Chris Schirmer & Jaci Mattocks  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of MAY, 2024



Solange Assam  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:





**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: JUNE 11, 2018 TIME: 8:00 P.M. CHAIR: H.A. HYSLOP, III  
AGENDA:  
1. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING  
2. APPROVAL OF THE 2018 BUDGET  
3. APPROVAL OF THE 2018 ANNUAL REPORT  
4. APPROVAL OF THE 2018 POLICE DEPARTMENT REPORT  
5. APPROVAL OF THE 2018 FIRE DEPARTMENT REPORT  
6. APPROVAL OF THE 2018 WATER DEPARTMENT REPORT  
7. APPROVAL OF THE 2018 PUBLIC WORKS DEPARTMENT REPORT  
8. APPROVAL OF THE 2018 PLANNING DEPARTMENT REPORT  
9. APPROVAL OF THE 2018 COMMUNITY DEVELOPMENT DEPARTMENT REPORT  
10. APPROVAL OF THE 2018 ECONOMIC DEVELOPMENT DEPARTMENT REPORT  
11. APPROVAL OF THE 2018 TOURISM DEPARTMENT REPORT  
12. APPROVAL OF THE 2018 CULTURAL AFFAIRS DEPARTMENT REPORT  
13. APPROVAL OF THE 2018 SENIORS SERVICES DEPARTMENT REPORT  
14. APPROVAL OF THE 2018 YOUTH SERVICES DEPARTMENT REPORT  
15. APPROVAL OF THE 2018 HUMAN SERVICES DEPARTMENT REPORT  
16. APPROVAL OF THE 2018 SOCIAL SERVICES DEPARTMENT REPORT  
17. APPROVAL OF THE 2018 HEALTH SERVICES DEPARTMENT REPORT  
18. APPROVAL OF THE 2018 MENTAL HEALTH SERVICES DEPARTMENT REPORT  
19. APPROVAL OF THE 2018 SUBSTANCE ABUSE SERVICES DEPARTMENT REPORT  
20. APPROVAL OF THE 2018 ADDICTION SERVICES DEPARTMENT REPORT  
21. APPROVAL OF THE 2018 DOMESTIC VIOLENCE SERVICES DEPARTMENT REPORT  
22. APPROVAL OF THE 2018 CHILD ABUSE SERVICES DEPARTMENT REPORT  
23. APPROVAL OF THE 2018 ELDERS ABUSE SERVICES DEPARTMENT REPORT  
24. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
25. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
26. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
27. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
28. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
29. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
30. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
31. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
32. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
33. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
34. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
35. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
36. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
37. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
38. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
39. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
40. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
41. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
42. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
43. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
44. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
45. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
46. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
47. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
48. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
49. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
50. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
51. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
52. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
53. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
54. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
55. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
56. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
57. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
58. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
59. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
60. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
61. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
62. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
63. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
64. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
65. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
66. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
67. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
68. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
69. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
70. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
71. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
72. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
73. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
74. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
75. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
76. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
77. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
78. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
79. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
80. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
81. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
82. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
83. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
84. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
85. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
86. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
87. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
88. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
89. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
90. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
91. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
92. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
93. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
94. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
95. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
96. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT  
97. APPROVAL OF THE 2018 CHILDREN'S ABUSE SERVICES DEPARTMENT REPORT  
98. APPROVAL OF THE 2018 YOUTH ABUSE SERVICES DEPARTMENT REPORT  
99. APPROVAL OF THE 2018 SENIORS ABUSE SERVICES DEPARTMENT REPORT  
100. APPROVAL OF THE 2018 ADULT ABUSE SERVICES DEPARTMENT REPORT












 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: June 12, 2024 TIME: 6:00 P.M. CASE: PUB-BOA-24050203

**Sec. 25-62 (b)(3) - Requirements for new development and site alterations**

- Requesting a special exception granting relief from the requirements to install sidewalks 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 of issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
100 N.W. 11th Avenue, 5th Floor  
Fort Lauderdale, FL 33301  
CONTACT: 352-461-1000

FOR MORE INFORMATION CONTACT THE BOARD OF ADJUSTMENT MEETING STAFF  
100 N.W. 11th Avenue, 5th Floor  
Fort Lauderdale, FL 33301  
CONTACT: 352-461-1000











BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION  
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

**BOARD OF ADJUSTMENT MEETING REQUEST:** Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

**APPLICATION DEADLINE:** Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

**ONLINE SUBMITTAL PROCESS:** Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

**EXAMPLE VARIANCE SUBMITTAL**

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)  
Phone: 954-828-6520, Option 5.

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation ( <b>Before</b> )	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation ( <b>After</b> )	\$2,968
<input type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>Before</b> )	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>After</b> )	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	Rehearing Request before the board	\$1,219

## Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Christopher Schirmer and Jaci Matlocks
Property Owner's Signature	<i>[Handwritten Signatures]</i>
Address, City, State, Zip	1123 SW 5th Place, Fort Lauderdale, FL 33312
E-mail Address	cschirmer@schirmerlaw.com; jmatlocks@schirmerlaw.com
Phone Number	281-923-2622; 954-612-8054
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	N/A
Applicant / Agent's Signature	N/A
Address, City, State, Zip	N/A
E-mail Address	N/A
Phone Number	N/A
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	Master Permit #22070022 (Residential New Construction Permit)
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1123 SW 5th Place, Fort Lauderdale, FL 33312
Legal Description	
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042090070 <i>SEE SURVEY</i>
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Special Exception requesting relief from adding a sidewalk to be installed along the property frontage.
Applicable ULDR Sections <small>(Include all code sections)</small>	Section 25-62(b)(3)

Current Land Use Designation	Residential
Current Zoning Designation	Residential Single Family
Current Use of Property	Single Family Residence
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	25'-0"	25'-0"
Side	E	5'-0"	5'-0"
Side	W	5'-0"	5'-0"
Rear	N	25'-0"	25'-0"

**Page 2a: Board of Adjustment (BOA) Criteria for Variance Request**

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.  
N/A

**CRITERIA:** Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

N/A

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

N/A

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

N/A

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

N/A

**AFFIDAVIT:** I, \_\_\_\_\_ the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**



Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

Answer **All** questions on this page only *if* you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. Note: A narrative must be submitted in addition to this page.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

**Request for relief from adding a public sidewalk fronting a residential property per Section 25-62(b)(3).**

CRITERIA: A special exception shall be granted upon demonstration by a preponderance of the evidence of all of the following criteria: Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.5,

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

**The proposed use is a single-family residence. Section 25-62(b)(3) requires the use, and the owner can seek special relief from the requirement to install a sidewalk.**

b. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

**The requested special exception would:**

- 1) **Preserve the appearance of the current front yards, enhancing appeal of all adjacent properties.**
- 2) **Since there would be no other sidewalks anywhere in the vicinity of the lot, a sidewalk would have no connection at either end. This would be an eye sore and create a trip and fall hazard at either end of the unconnected sidewalk.**
- 3) **The street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, joggers, vehicles, etc.**

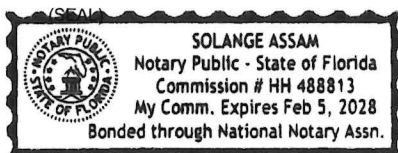
**\*See also Narrative/Supplemental Information provided on separate sheet.**

AFFIDAVIT: I, Christopher Schimmo the Owner/Agent of said property ATTEST that I am aware of the following:  
and Jaci Mattocks

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

Chris Schimmo + Jaci Mattocks  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of May, 2024



Solange Assam  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild.

\*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: May 2, 2024
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)**  
**700 N.W. 19th Avenue**  
**Fort Lauderdale, Florida 33311**

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**Please Note:** All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be **folded** to 8 1/2" x 11".

Prepared by and return to:  
Michael J. Quarequio, Esq.  
Attorney at Law  
Michael J. Quarequio, Esq.  
320 SE 11th Street  
Fort Lauderdale, FL 33316  
954-524-3324  
File Number: Schrimmer1123  
Will Call No.:

Parcel Identification No. 5042 09 02 0070

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18 day of October, 2019 between DANIEL E. CROSS, a single man whose post office address is 369 - B Third Street, Suite 486, San Rafael, CA 94901 of the County of Marin, State of California, grantor\*, and CHRISTOPHER V. SCHIRMER and JACI REGAN MATTOCKS, husband and wife whose post office address is 1123 S.W. 5 Place, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 10 and the West 1/2 of Lot 11, Block 1, Amended Plat of Riverside Addition to Ft. Lauderdale, FLA., according to the plat thereof as recorded in Plat Book 1, Page 13, Public Records of Broward County, Florida.

SUBJECT TO easements, covenants and restrictions of record; matters of plat; zoning and governmental regulations; and taxes for the year 2019 and all subsequent years which are not yet due and payable.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



Signed, sealed and delivered in our presence:

Tom Royall  
Witness Name: Tom Royall

Daniel E. Cross (Seal)  
DANIEL E. CROSS

[Signature]  
Witness Name: Carl Flemming

State of California  
County of Marin

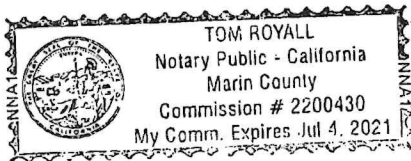
The foregoing instrument was acknowledged before me this 15 day of October, 2019 by DANIEL E. CROSS, who  is personally known or  has produced a driver's license as identification.

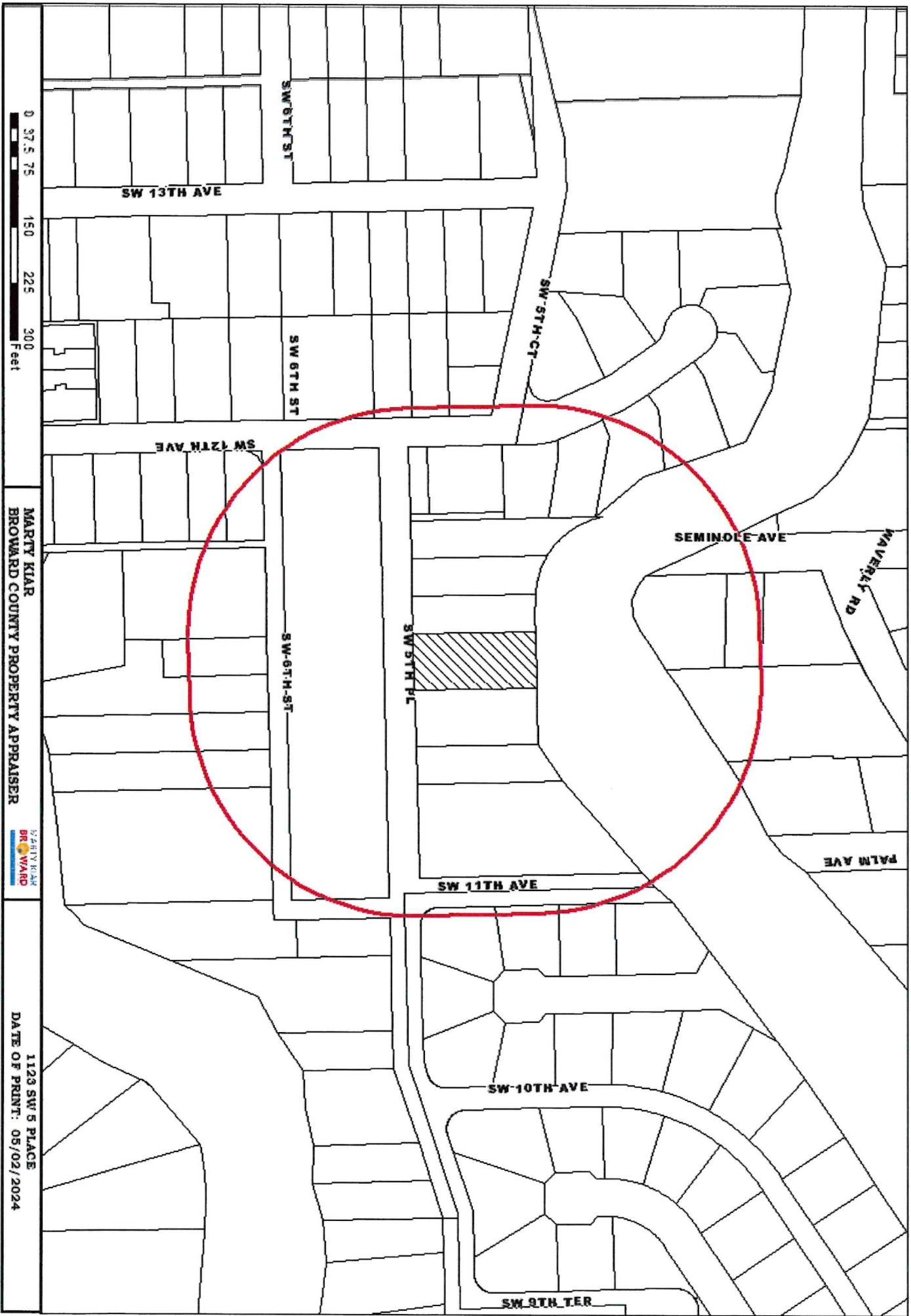
[Notary Seal]

Tom Royall  
Notary Public

Printed Name: Tom Royall

My Commission Expires: July 4th, 2021





0 37.5 75 150 225 300 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1123 SW 5 PLACE  
DATE OF PRINT: 05/02/2024

























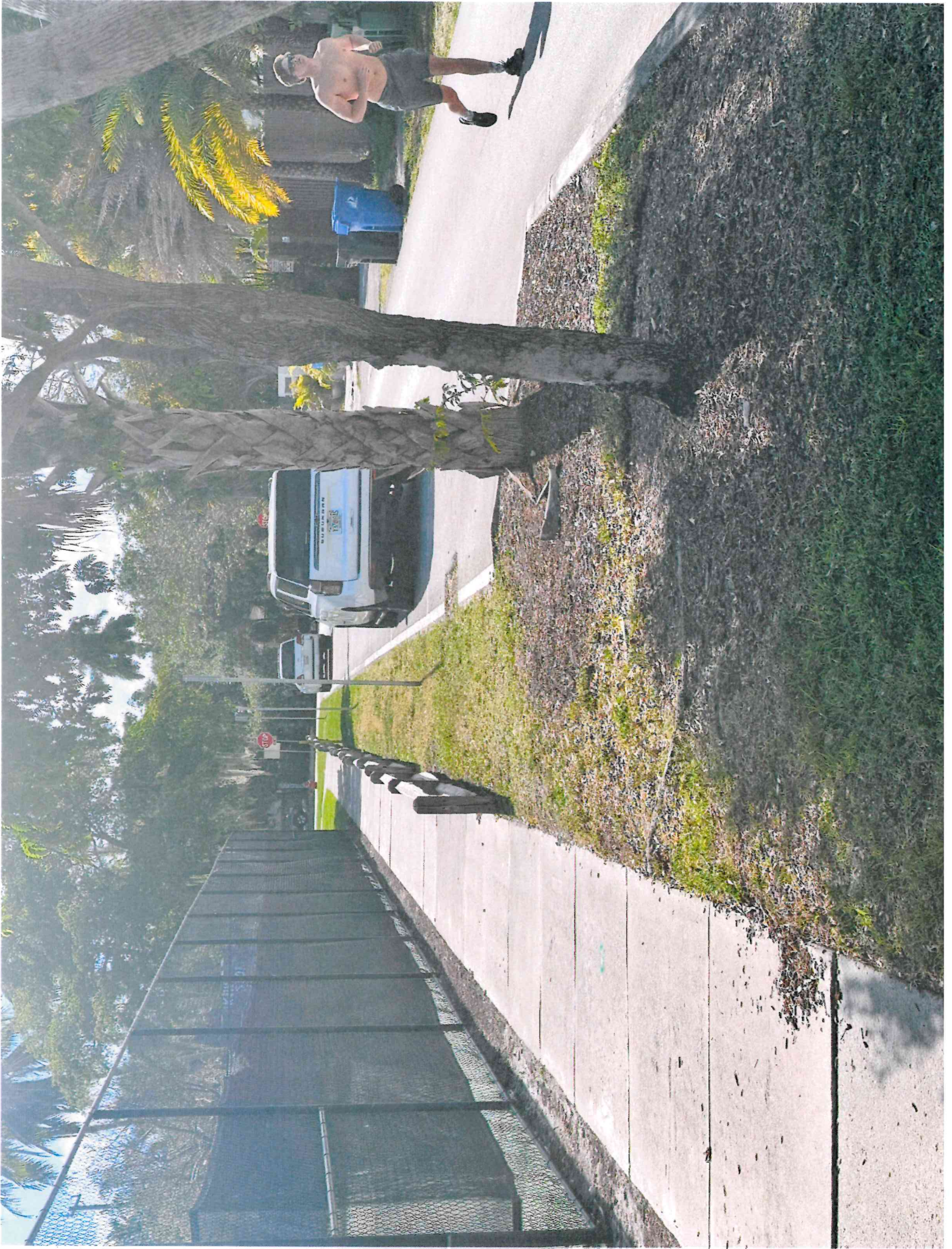














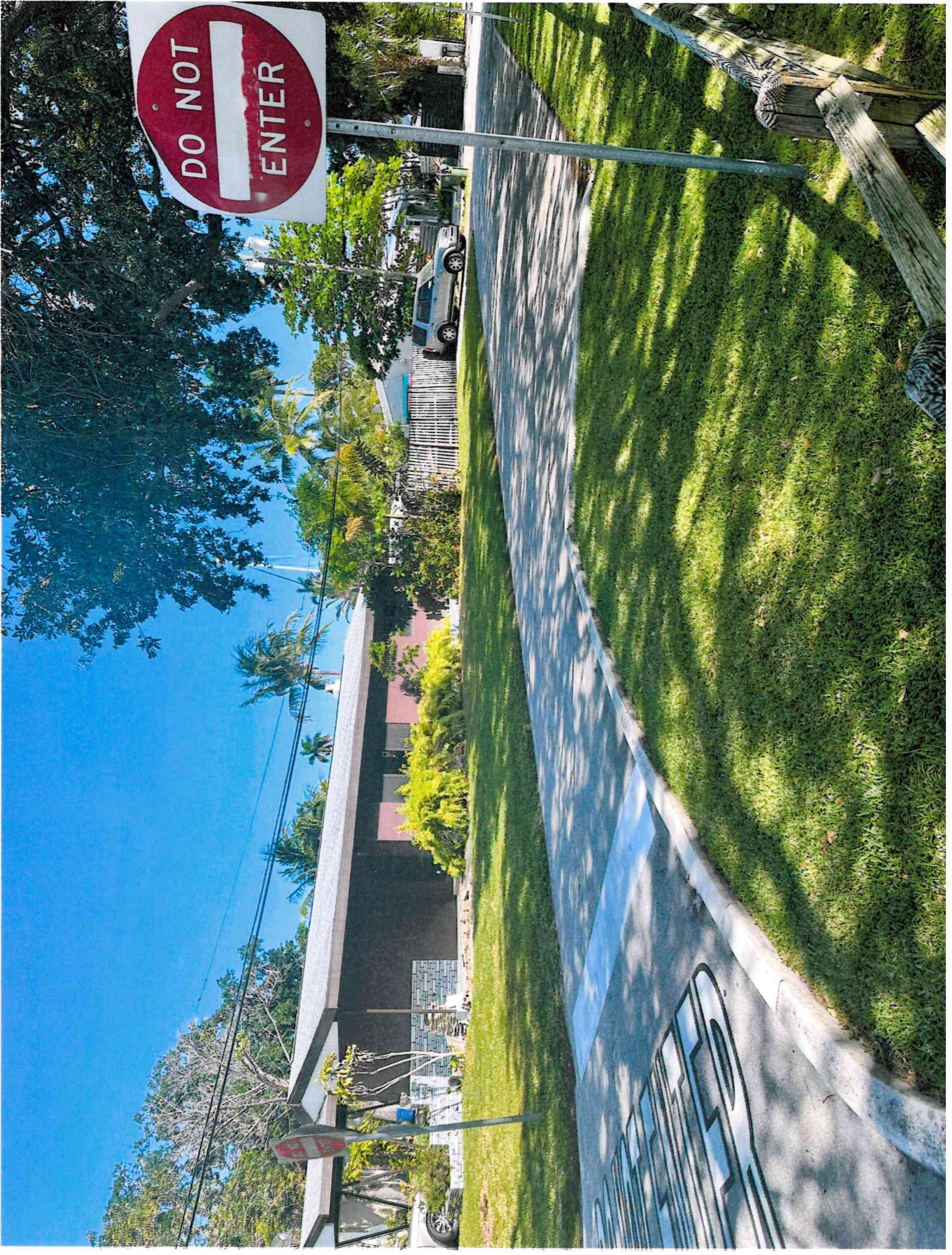






DO NOT  
ENTER





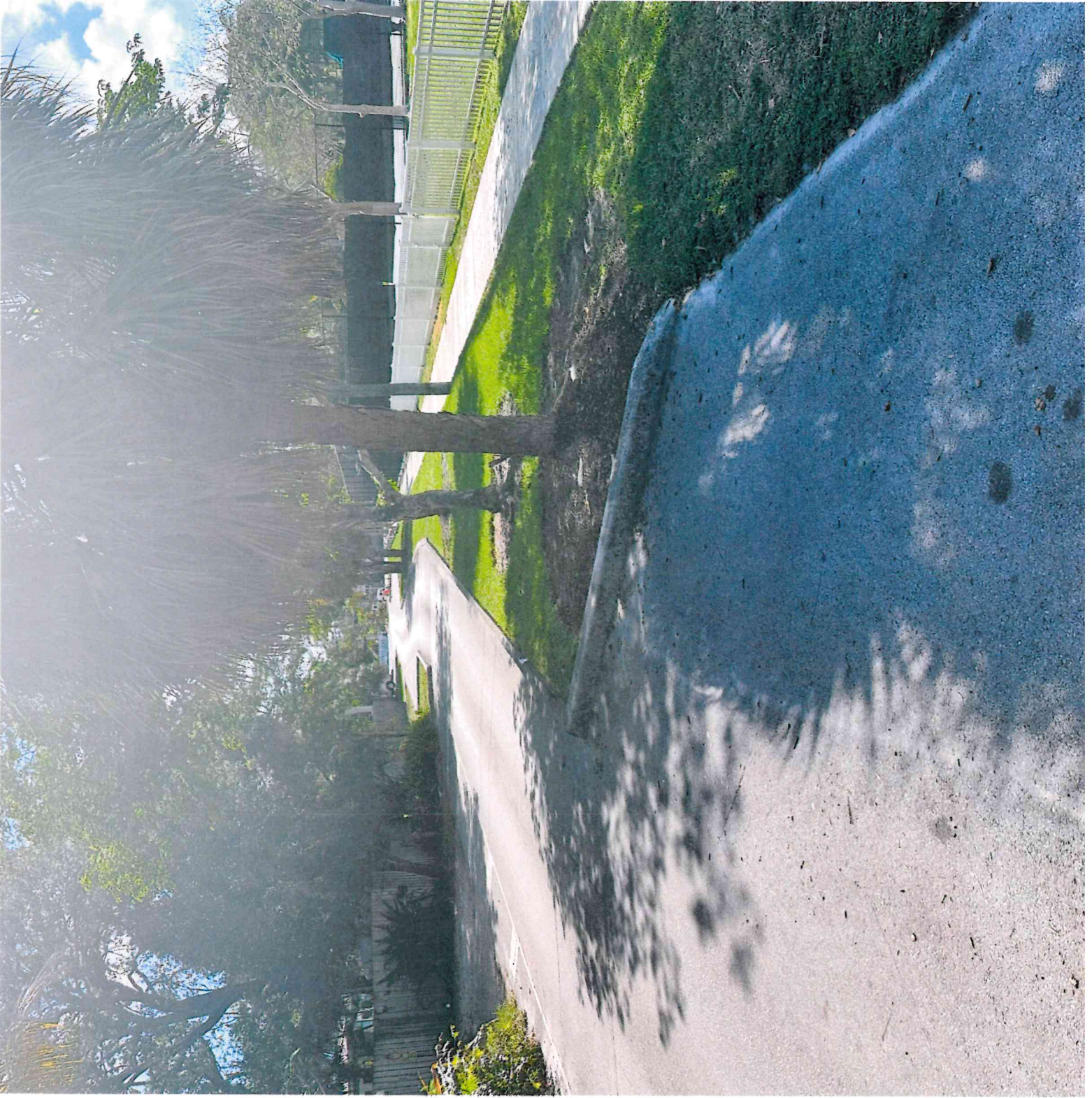




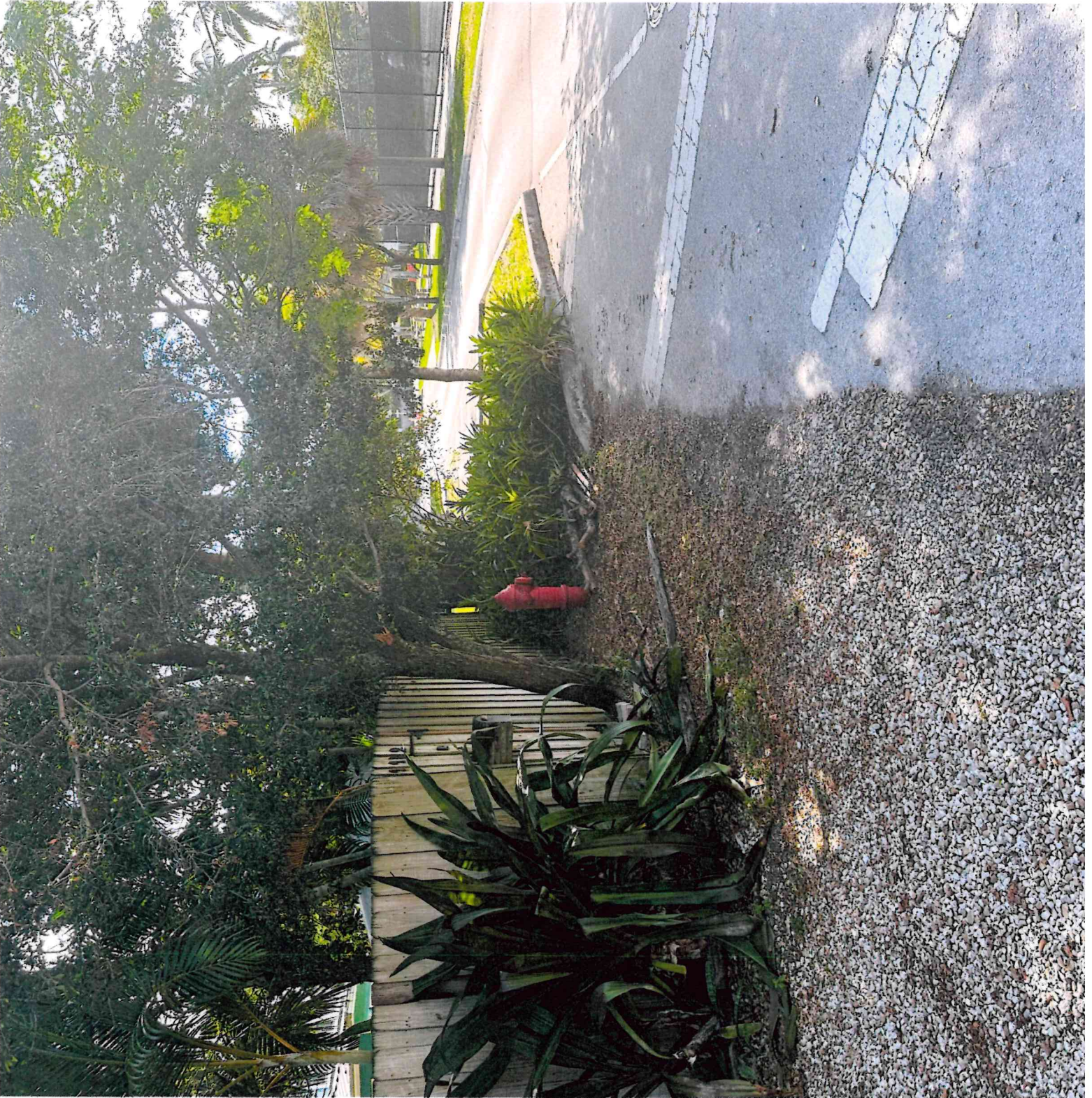
































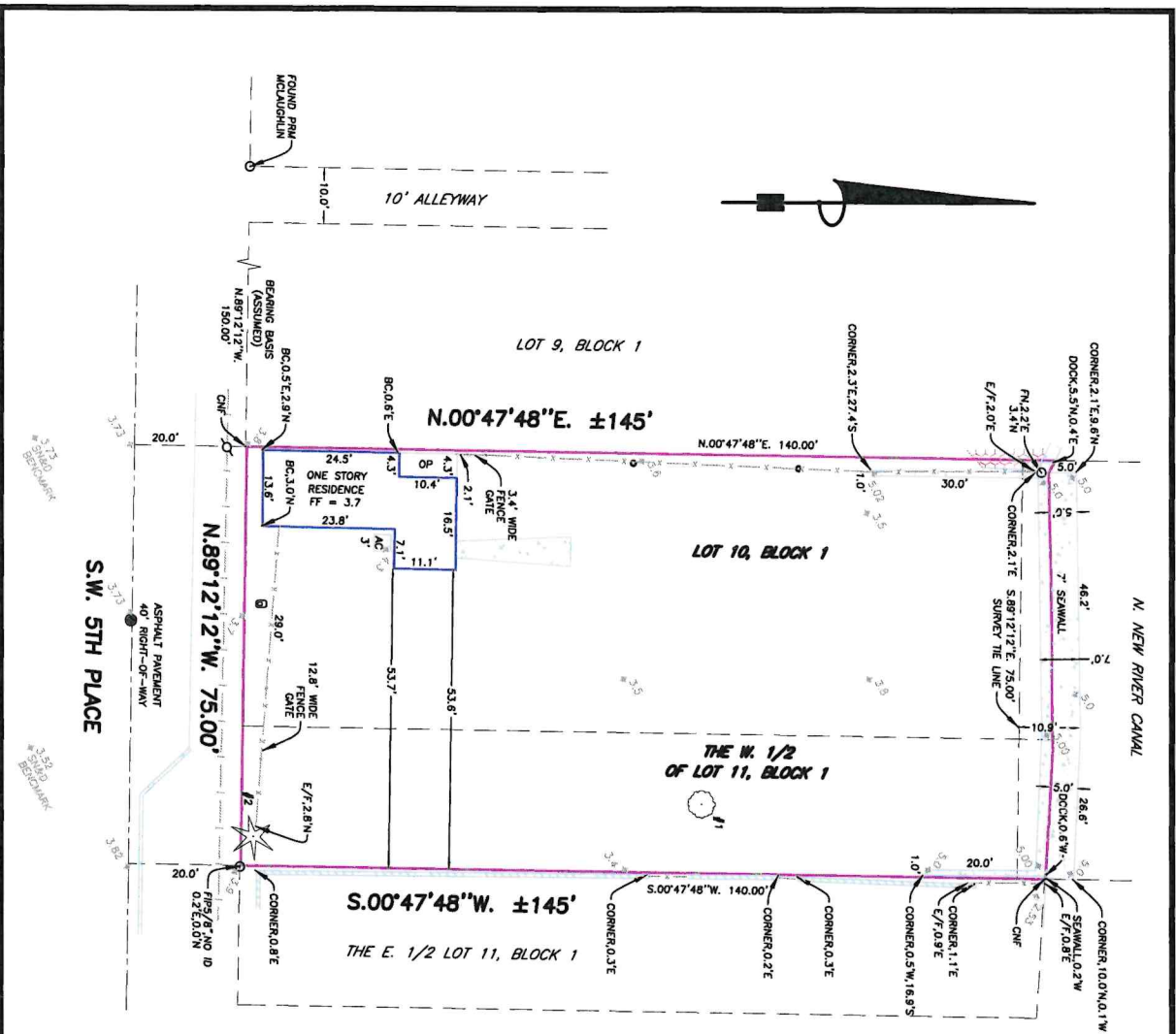


## NARRATIVE AND SUPPLEMENTAL INFORMATION

We as the property owners are requesting a special exception/relief under Section 25-62(b)(3). The unique circumstances particular to our property issues that would otherwise preclude the installation of a sidewalk in the specified location because of the following reasons:

1. SW 5th Pl and SW 6th Pl are narrow 1-way streets that conduct traffic westbound and eastbound respectively, and a sidewalk is already present on each of these streets on left side of the direction of travel, providing adequate pedestrian circulation for the neighborhood.
2. The existing sidewalks provide direct connectivity and access to Riverside Park (situated between these roadways).
3. No other portion of SW 5th Pl has a sidewalk situated on the north side of the roadway. Construction of a segment of sidewalk in front of the property would create a non-connected orphaned section of sidewalk that is unlikely to be further utilized.
4. The existing sidewalk on the south side of SW 5th Pl is protected by an existing curb, landscape strip, and parallel parking. None of these improvements are feasible on the north side of the roadway.
5. A roadway bump-out is situated near the southeast corner of the property. This bump-out was likely intended to preserve and encourage landscaping on the street, of which the requested sidewalk would conflict with.
6. Electrical poles are situated along the north side of the roadway which present a potential conflict with an additional sidewalk. The property to the west of this property could not possibly have a sidewalk constructed without removing the utility pole.
7. A drainage swale (per City standards) has been outlined in the design. There is limited stormwater improvements along this segment of roadway and keeping the drainage swale would be more beneficial to the segment of roadway than a duplicated non-connected sidewalk section.





**S.W. 5TH PLACE**

**N. NEW RIVER CAVAL**

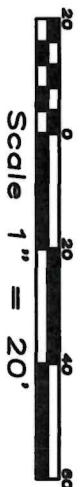


**FOUND B.M. MCCORMICK**

**3530 BENCHMARK**

**3530 BENCHMARK**

**3530 BENCHMARK**



Digitally signed  
by Paul J Stowell  
Date: 2023.11.06  
09:58:32 -0500'

**LEGAL DESCRIPTION**  
LOT 10 AND THE WEST 1/2 OF LOT 11, BLOCK 1, AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**  
MANTOCKS, JAGI REGAN & SCHIRMER, CHRISTOPHER V

**PROPERTY ADDRESS**  
1123 SW 5TH PLACE  
FORT LAUDERDALE, FL 33312

**BOUNDARY SURVEY**  
INVOICE # 43360U3  
SURVEY DATE 08/07/23  
UPDATED SURVEY DATE 08/29/23  
SPOT ON SEAWALL DATE 10/09/23  
UPDATED SURVEY DATE 11/02/23

**FLOOD ZONE** X0.28/AES  
FLAP DATE 08/18/14  
MAP NUMBER 125105 0556H

**SURVEYOR'S NOTES**

- BASE OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
- LEGEND OF BEARINGS ASSUMED BY EAST/RIGHT OR WEST/LEFT.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR ASSIGNMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD, OTHER PERSONS OR RECORD INSTRUMENTS.
- OTHER PERSONS OR RECORD INSTRUMENTS NOT SHOWN ON SKETCH.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
- OTHER PERSONS OR RECORD INSTRUMENTS NOT SHOWN ON SKETCH.
- FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
- STAIRS, GARAGE REPRESENTATIONS HAVE BEEN ENLARGED TO MAKE CLEARLY ILLUSTRATE THE LOCATION OF THE IMPROVEMENTS ON MORE SCALED POSITIONS.
- BEARINGS WITH NEGATIVE VALUES UNLESS OTHERWISE NOTED.
- OTHERWISE NOTED.
- EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
- EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
- OTHERWISE NOTED.
- OTHERWISE NOTED.

TREE TABLE		
NUMBER	TYPE	SIZE
L1	AVOCADO	18"
L2	SIABLE PALM	11"
		200

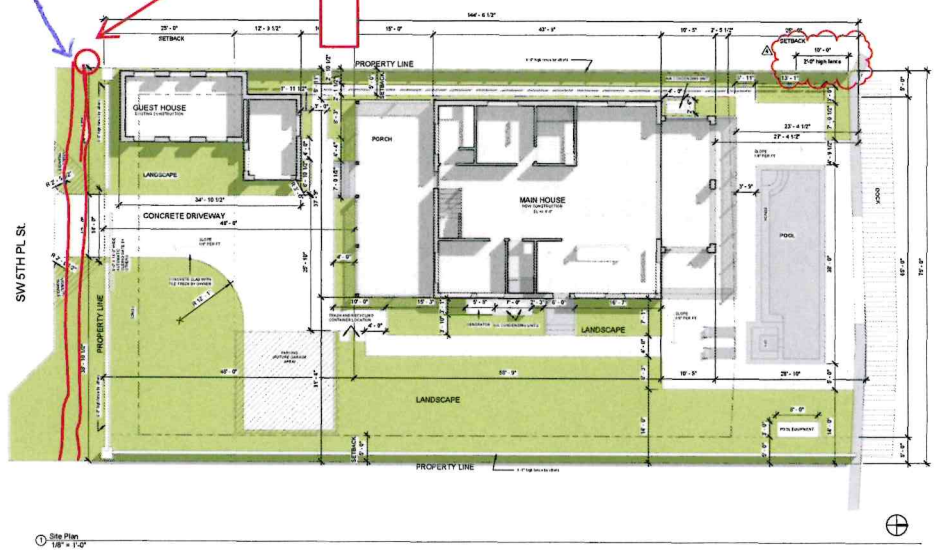
**ATLANTIC COAST SURVEYING, INC.**  
PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
1123 SW 5TH PLACE  
FORT LAUDERDALE, FL 33312  
ATLANTIC COAST SURVEYING, INC.  
1123 SW 5TH PLACE  
FORT LAUDERDALE, FL 33312  
TEL: 352-387-1200 E-MAIL: info@atlanticcoast.com

- PAVING
- APPROXIMATE
- AIR CONDITIONER
- BUILDING CORNER
- BACK OF WALK
- BENCHMARK
- BENCH MARK
- BRICK/TILE PAVERS
- CONCRETE CHAFT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PCB FENCE
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER METER
- WATER VALVE
- WATER MAIN
- WATER VALVE
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CONTROL VALVE
- ANCHOR
- ANCHOR
- WELL
- WATER METER
- WATER VALVE
- WATER VALVE
- CABLE JUNCTION BOX
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- BRICK/TILE PAVERS
- CONCRETE CHAFT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PCB FENCE



Proposed  
sidewalk  
Location

Utility Pole



PROJECT INFORMATION			
PROJECT DATE	5/16/16 FAMILY RESIDENCE		
NUMBER OF FLOORS	2		
SUBMITAL TYPE	R-2		
ZONE	R-3		
COMPREHENSIVE	1/308 RESIDENTIAL		
FLOOD ZONE	FLOOD ZONE 4		
PERCENTAGE DEVELOPMENT	7.9 MAX		
APPLICABLE	REGULATORY	REQUIREMENTS	
STORY	1ST FLOOR	2ND FLOOR	
AREA	1185 SF	1185 SF	2370 SF
PERCENT DEVELOPMENT CALCULATION			7.9 MAX
NET FLOOR AREA			1185 SF
POOL AREA			1185 SF
LANDSCAPE AREA			1185 SF
TOTAL DEVELOPMENT AREA			4,050 SF (9.3%)
MAX. STORY HEIGHT	22'-0"	24'-0"	
NET FLOOR AREA	1185 SF		
LANDSCAPE AREA	1185 SF		
TOTAL AREA	2370 SF		

**BUILDINGENUITY**  
ARCHITECTURE & DESIGN

Buildingenuity  
Architecture and Design, PLLC  
642 NE 16th Terrace  
Fort Lauderdale, FL 33301  
(954) 305-8724  
vob@buildingenuity.com  
www.buildingenuity.com

No.	Description	Date
1	CONSENT	06/23/16

**SCHIRMER RESIDENCE**

CHRISTOPHER AND  
JACI SCHIRMER

**A101**  
SITE PLAN

Scale: AS INDICATED  
Project Number: 2108  
Date: 05/17/2012  
Drawing: CIVIL  
Checked by: VECD



**Landmark Consulting**  
100 NE 20th St., Suite 4  
Fort Lauderdale, FL 33305  
(954) 911-5824  
info@landmark.com  
www.landmark.com

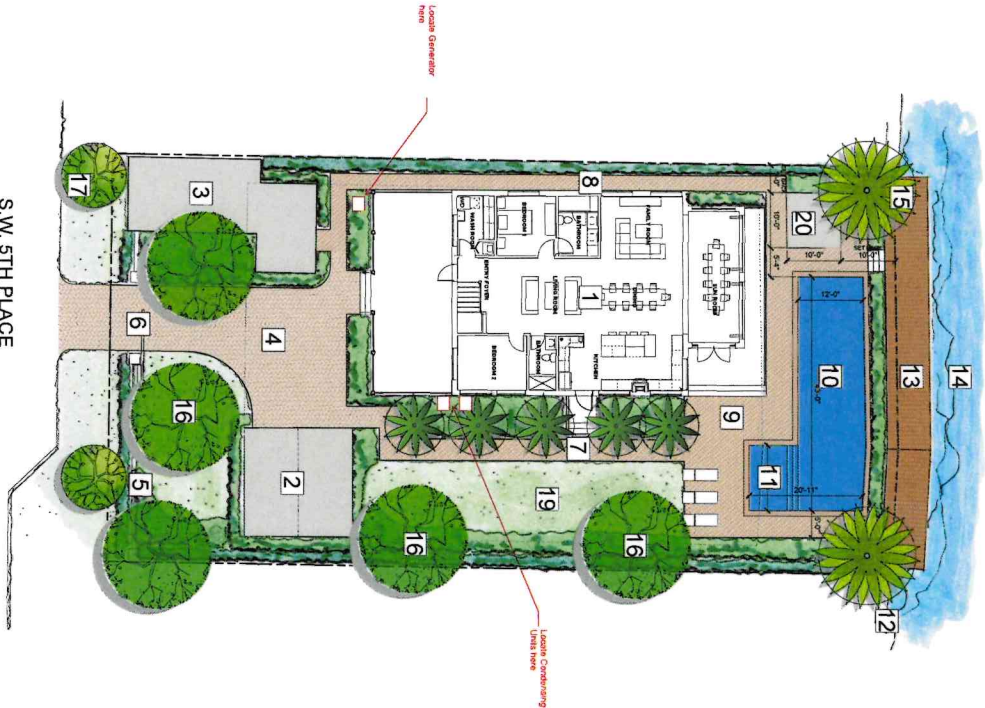
**Chief Designer**  
Spear Engineering  
1111 NE 13th Avenue, 10th Floor  
Miami, FL 33131  
(305) 345-1313  
info@spear-engineering.com  
www.spear-engineering.com

**Structural Consultant**  
R2ENGINEERS, INC.  
3401 NE 17th Avenue  
Coral Gables, FL 33134  
(305) 445-1100  
info@r2engineers.com  
www.r2engineers.com

**SECD Architects**  
3322 Sunrise Hwy.  
Coral Gables, FL 33067  
(305) 442-8100  
info@secd.com  
www.secd.com

Victor Casimiro, J.D.  
FL REGISTRATION # 15475





- LEGEND**
- ① HOUSE
  - ② GARAGE
  - ③ MOTHER IN LAW - SUITE
  - ④ DRIVEWAY
  - ⑤ PRIVATE WALL
  - ⑥ ROLLING GATE
  - ⑦ MAIN PATHWAY
  - ⑧ SERVICE PATH
  - ⑨ POOL DECK
  - ⑩ POOL
  - ⑪ BEACH AREA
  - ⑫ SEA WALL
  - ⑬ DOCK
  - ⑭ CANAL PALM
  - ⑮ LARGE PALM
  - ⑯ LARGE TREE
  - ⑰ SMALL PALM
  - ⑱ OPEN LAWN
  - ⑲ GAZEBO

S.W. 5TH PLACE  
**OPTION 1**

GRAPHIC SCALE

**Sunshine State One Call**

811

Know what's below. Call before you dig.

Project Name: <b>SCHIRMER RESIDENCE</b> 1123 SW 5th PLACE FORT LAUDERDALE, FL 33312	Sheet Title: <b>CONCEPTUAL SITE PLAN</b>	Rev: <input type="checkbox"/> A Date: <input type="checkbox"/> A Description: <input type="checkbox"/> A	By: <input type="checkbox"/> A <input type="checkbox"/> A <input type="checkbox"/> A <input type="checkbox"/> A <input type="checkbox"/> A
		LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN 2350 NE 24th STREET, #1 FORT LAUDERDALE, FLORIDA 33304 USA TEL: 954.533.9729 www.andresmontero.com LIC#080988	



Sheet Number:  
**L-00**