



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
Wednesday, December 11, 2019
6:30 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:

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1. **CASE:** B19032
- OWNER:** HARBOR BEACH INVESTMENTS LLC
- AGENT:** YULIYA A. PASHLAVICH
- ADDRESS:** 1147 SEABREEZE BOULEVARD, FORT LAUDERDALE, FL., 33316
- LEGAL DESCRIPTION:** OCEAN HARBOR 26-39 B LOT 19 & STRIP LYING S OF LOT 19
- ZONING DISTRICT:** RMH-25
- COMMISSION DISTRICT:** 4
- REQUESTING:** **Sec. 47-19.5. B Table 1 - Fences, walls and hedges.**
- 1. Requesting a variance to allow an after the fact wall at zero feet (0'0") front yard setback whereas the code requires a minimum average of 3'0" to meet the Landscaping requirements as per section 47-19.5. C.1
 - 2. Requesting a variance to allow an after the fact wall at a height of eight feet (8'0") whereas the code allows a maximum height of six feet six inches (6'6")
- Sec.47-19.5. C.1 Landscaping Requirements.**
- 1. Requesting a variance to allow the Landscaping requirements to be exempt.

2.

CASE: PLN-BOA-19110001

OWNER: RONALD TOMS

AGENT: MICHAEL BARRY

ADDRESS: 1145 NE 15 AVENUE, FORT LAUDERDALE, FL., 33304

LEGAL DESCRIPTION: PROGRESSO 2-18 D E 68 OF LOTS 1 TO 3, BLK 155 LESS E 5

ZONING DISTRICT: RM-15

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)**

1. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to permit an existing residence to remain 4.95 feet from the rear property line.
2. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to allow the construction of a new addition 4.95 feet from the rear yard property line.

3.

CASE: PLN-BOA-19110002

OWNER: SIETSE J KOOPMANS

AGENT: HAROLD B LOVELL

ADDRESS: 2600 SE 21 STREET, FORT LAUDERDALE, FL., 33316

LEGAL DESCRIPTION: BREAKWATER 42-19 B LOT 10 BLK 2

ZONING DISTRICT: RS-8

COMMISSION DISTRICT: 4

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

1. Requesting a variance to allow a structure (an open structure attached to the existing building) open on three sides having a second-floor balcony with railing at Zero feet (0'0") rear yard setback, whereas the code requires a minimum of Fifteen feet (15'0") rear yard setback.

4.

CASE: PLN-BOA-19110003

OWNER: REVIS, DONALD RAY JR & SUZANNE

AGENT: ANDREW J. SCHEIN, ESQ./ LOCHRIE & CHAKAS, P.A.

ADDRESS: 20 BAY COLONY PT, FORT LAUDERDALE, FL., 33308

LEGAL DESCRIPTION: BAY COLONY SECTION OF THE LANDINGS 62-34 B LOT 29

ZONING DISTRICT: RS-4.4

COMMISSION DISTRICT: 1

REQUESTING: **Section 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.**

1. Requesting a variance to install a boatlift and vessel at the rear of the property at a zero (0'0") side yard setback whereas the code requires a minimum side yard setback of ten feet (10'0") from the extended property line

5.

CASE: PLN-BOA-19110006

OWNER: STEPHANIE J. TOOTHAKER

AGENT: N/A

ADDRESS: 901 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL., 33316

LEGAL DESCRIPTION: RIO VISTA ISLES UNIT 3 7-47 B LOT 1,2 BLK 23

ZONING DISTRICT: RS-8

COMMISSION DISTRICT: 4

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

1. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 23'-2" from the rear north yard property line;
2. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new open roof structure and breeze block wall with bar and kitchen equipment 12'-4" from the rear north yard property line; Side (East) Setback
3. Requesting a variance from the 5 feet minimum side east yard requirements of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new pool house 1'-3" (including an overhang of 6") from the east side yard

- property line; Front (South) Setback
4. Requesting a variance from the 25 feet minimum front south yard requirements of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 19'-5" from the front south yard property line; and Corner (West) Setback
 5. Requesting a variance from the 24'-8½" corner west yard requirements (25% of the lot width) of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 9.4 feet from the corner yard west property line.

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.