



BOARD OF ADJUSTMENT VIRTUAL MEETING NOTICE: BOARD OF ADJUSTMENT

September 30, 2020

A Public Hearing will be held before the Board of Adjustment on Wednesday, October 14, 2020 at 6:30 P.M.

This meeting will be held virtually, to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA.

CASE: PLN-BOA-20090001
OWNER: DUTZER, MICHAEL ANTHONY; MANSMAN, ROBERT WILLIAM II
AGENT: RYAN, ABRAMS, ESQ.
ADDRESS: 1725 NE 18 ST, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION: POINSETTIA HEIGHTS RIVER ADD 26-27 B LOT 16 BLK 4
ZONING: RS-8
COMMISSION DISTRICT: 2
REQUESTING: **Sec. 47-19.5. - Fences, walls and hedges**

1. Requesting a variance to allow an eight(8) foot privacy fence be installed directly behind the existing six(6) foot fence along a street, NE 17 Terrace, where the ULDR allows a fence to be a maximum of six foot six inches(6'6") in height, from the lowest adjacent grade, whichever is less.
2. Requesting a variance to allow the eight (8) foot fence be installed two feet ten inches (2'10") from the property line along NE 17 Terrace where the ULDR requires a minimum setback of three (3) feet from the property line.

The virtual meeting will be accessible through the City's local government access channel FLTV at: www.fortlauderdale.gov/FLTV.

Should you desire to speak on this item, please fill out the speaker form available at this link on the City's website: www.fortlauderdale.gov/government/BOA.

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

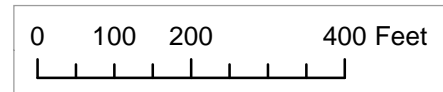
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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





PLN-BOA-20090001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA20201014\PLN-BOA-20090001.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE


BOARD OF ADJUSTMENT MEETING
 DATE: OCTOBER 14, 2020 TIME: 6:30 PM CASE: PLN-BOA-20095000

Request: Sec. 47-19.6 - Fences, walls and hedges

1. Requesting a variance to allow an existing foot patrol fence be installed directly behind the existing 60" foot fence along a street NE 1.7 terrace, where the BOA allows a fence to be a maximum of six feet six inches 6'6" in height from the street and/or driveway, which is in 2018.

2. Requesting a variance to allow the existing 60" foot fence be installed two feet six inches 2'6" from the property line along NE 1.7 terrace where the BOA requires a minimum setback of three feet from the property line.

City of Fort Lauderdale, Planning Department
 200 N. Broward Blvd., Suite 200, Fort Lauderdale, FL 33301
 Phone: 954-473-2200, Fax: 954-473-2201, Email: planning@cityofftlauderdale.com
 Website: www.cityofftlauderdale.com

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: OCTOBER 14, 2020 TIME: 6:30 PM CASE: PLN-BOA-20090001

Request: Sec. 47-19.5. - Fences, walls and hedges

1. Requesting a variance to allow an eight(8) foot privacy fence be installed directly behind the existing six(6) foot fence along a street, NE 17 Terrace, where the ULDR allows a fence to be a maximum of six foot six inches(6'6") in height, from the lowest adjacent grade, whichever is less.

2. Requesting a variance to allow the eight (8) foot fence be installed two feet ten inches (2'10") from the property line along NE 17 Terrace where the ULDR requires a minimum setback of three (3) feet from the property line.

Location: City Commission Chambers
City Hall, 100 N Andrews Avenue
Contact: 954-838-6506

You Can Still Attend the Meeting Virtually
Visit www.fortlauderdale.gov/1712 to watch and listen to the meeting.
Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

Printed at the request of the City of Fort Lauderdale. In accordance with the Florida Sunshine Law, it shall be provided to each person to whom a copy of this notice is distributed. It is the policy of the City of Fort Lauderdale to provide this notice to each person to whom a copy of this notice is distributed. It is the policy of the City of Fort Lauderdale to provide this notice to each person to whom a copy of this notice is distributed. It is the policy of the City of Fort Lauderdale to provide this notice to each person to whom a copy of this notice is distributed.



PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: OCTOBER 14, 2020 TIME: 6:30 PM CASE: PIN: BOA-20019001

Request: Sec. 47.17.5 - Fences, walls and hedges

1. Requesting a variance to allow an eight-foot privacy fence be installed directly behind the existing 10-foot fence along a street, NE 17 Terrace, where the sign allows a fence to be a maximum of six feet six inches 6' 6" in height from the lowest adjacent grade, whichever is less.

2. Requesting a variance to allow the eight-foot fence be installed two feet ten inches 2' 10" from the adjacent line along NE 17 Terrace where the sign requires a minimum setback of three (3) feet from the adjacent line.



PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
14th October 2024 10:00 AM - 12:00 PM 14th October 2024

Present: Sec. 47.15.1 - Services, staff, and residents

1. Resolution of the Board of Adjustment to amend the zoning ordinance to allow for the use of a building as a community center, subject to the conditions set forth in the resolution of the Board of Adjustment, 14th October 2024, and the Board of Adjustment, 14th October 2024.

2. Resolution of the Board of Adjustment to amend the zoning ordinance to allow for the use of a building as a community center, subject to the conditions set forth in the resolution of the Board of Adjustment, 14th October 2024, and the Board of Adjustment, 14th October 2024.



888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954.332.2358
Email: rabrams@abrams-law.com
Website: www.abrams-law.com

LETTER OF CONSENT & AGENT AUTHORIZATION

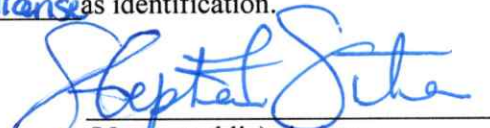
I, **Michael Dutzer**, am fee simple owner of the property located at 1725 NE 18th Street, Fort Lauderdale, FL 33305, and do hereby authorize Ryan A. Abrams, Esq. and Abrams Law Firm, P.A. to sign and submit a Variance application on my behalf to the City of Fort Lauderdale regarding the privacy panel constructed on the above property, and to represent me throughout the application process.


Michael Dutzer

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 08 day of August, 2020 by Michael Dutzer, who is personally known to me or who has produced a driver license as identification.


(Notary public) signature

Stephanie Sintima
(Notary public) print name

[place stamp here]



Title or rank

Serial number, if any



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 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 plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

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, or special advertising costs 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.

<input type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input checked="" type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	/s/ Ryan Abrams
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> <input type="checkbox"/> New: <input type="checkbox"/> <input type="checkbox"/>
Project Address	Address:
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	
Applicable ULDR Sections	

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

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front []		
Side []		
Side []		
Rear []		

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

Variance request. See narrative and supporting Exhibits attached as Exhibit "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
- 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
- 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
- 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.

AFFIDAVIT: I, Ryan Abrams 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 31 day of August, 2020

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

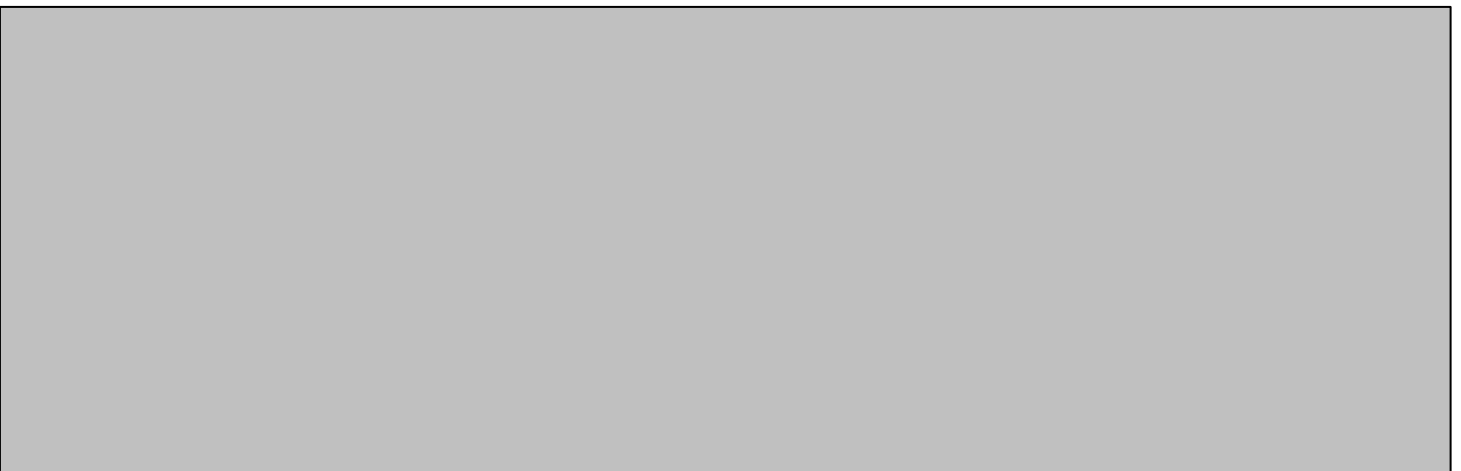
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
 - Landscape Plan (if applicable)**
 - Elevations (if applicable)**
 - Additional plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** 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.
 - **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 owners 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
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

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. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, 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 City's Urban Design & Development **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.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

Prepared by and return to:

Evette Arguinzoni

Paralegal

Joseph M. Balocco Jr., P.A.

4332 East Tradewinds Avenue

Lauderdale By The Sea, FL 33308

954-530-4731

File Number: 1725 19-046

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2019 between 1725 NE 18TH Street, LLC, a Florida limited liability company whose post office address is 4000 Hollywood Boulevard, Suite 555S, Hollywood, FL 33021, grantor, and Michael Anthony Dutzer and Robert William Mansman, II, a married couple whose post office address is 1725 NE 18th Street, Fort Lauderdale, FL 33305, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 16, Block 4, Poinsettia Heights River Addition, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 27, of the Public Records of Broward County, Florida.

Parcel Identification Number: 494235-21-1071

SUBJECT TO land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority, none of which are hereby reimposed; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision, none of which are hereby reimposed; and taxes for the year of closing and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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:

1725 NE 18TH Street, LLC, a Florida limited liability company

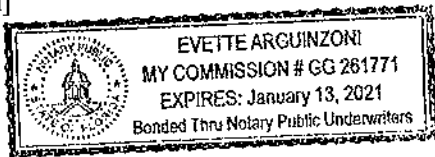
By: [Signature]
Siulmary Evelin Ovalles, Manager

Witness Name: [Signature]
[Signature]
Witness Name: [Signature]

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of March, 2019 by Siulmary Evelin Ovalles, Manager of 1725 NE 18TH Street, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____



888 SE 3rd Ave., Suite 400
Fort Lauderdale, FL 33316
Office: 954.332.2358
Email: rabrams@abrams-law.com
Website: www.abrams-law.com

LETTER OF CONSENT & AGENT AUTHORIZATION

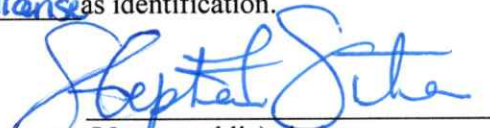
I, **Michael Dutzer**, am fee simple owner of the property located at 1725 NE 18th Street, Fort Lauderdale, FL 33305, and do hereby authorize Ryan A. Abrams, Esq. and Abrams Law Firm, P.A. to sign and submit a Variance application on my behalf to the City of Fort Lauderdale regarding the privacy panel constructed on the above property, and to represent me throughout the application process.


Michael Dutzer

STATE OF FLORIDA

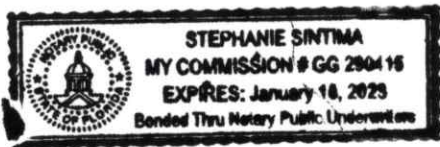
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 08 day of August, 2020 by Michael Dutzer, who is personally known to me or who has produced a driver license as identification.


(Notary public) signature

Stephanie Sintima
(Notary public) print name

[place stamp here]



Title or rank

Serial number, if any



150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



Dutzer Variance



Sec. 47-19.5. - Fences, walls and hedges.

A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.

B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

TABLE 1

FENCES, WALLS AND HEDGES (Note D)	HEIGHT MAX. Measured from Grade According to Section 47-2.2.G	PERCENT TRANSPARENT (Note B)	SETBACK (Note A & G)		
			STREET	SIDE	REAR
Residential Zoning Districts					
1a. FENCE/WALL	Up to 2'-6"	N/A	0'-0"	0'-0"	0'-0"
1b. FENCE/WALL	2'-6"—4'-4"	75—100% transparency	0'-0"	0'-0"	0'-0"
1c. FENCE/WALL	2'-6"—4'-4"	Below 75% transparency	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
1d. FENCE/WALL	4'-4"—6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"

FENCES, WALLS AND HEDGES (Note D)	HEIGHT MAX. Measured from Grade According to Section 47-2.2.G	PERCENT TRANSPARENT (Note B)	SETBACK (Note A & G)		
			STREET	SIDE	REAR
2. CHAIN LINK FENCE	Up to 6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
Residential/Non-Residential Zoning Districts					
3. FENCE/WALL	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
4. CHAIN LINK FENCE	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
5. HEDGES	Up to 10'-0"	N/A	0'-0"	0'-0"	0'-0"

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway, the setback for the waterway shall be measured in accordance with [Section 47-2](#) of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note D: Handrails or safeguards when required by federal or state codes shall be exempt from this section.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. below for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

Record #	Description	Application Name	Record Type	Balance	Planner	Street # Dir	Street Name	Type	Opened Date	Status
PLN-BOA-20090001		Dutzer Variance	Z- Board of Adjustment (BOA)	0		1725 NE		18 ST	9/1/2020	Open
BLD-FEN-20070027	PRIVACY PANEL	PRIVACY PANEL	Fence Permit	155		1725 NE		18 ST	7/9/2020	Awaiting Client Reply
BLD-FEN-20010003	FENCE 8FT	TO BE DETERMINED	Fence Permit	0		1725 NE		18 ST	1/2/2020	Void
CE-19111321	BUILT A FENCE ON THE EAST IS ABOUT 9 AND HALF FT TALL NEXT TO ANOTHER FENCE		Code Case	0	Jose Saragusti	1725 NE		18 ST	11/26/2019	Complied
CE19021617	L/S - BALOCCO - 0 OPEN CASES	INVISION I LLC	Code Case	0		1725 NE		18 ST	2/21/2019	Closed
VIO-CE19021617_1		INVISION I LLC	Violation-CODE Hearing	0		1725 NE		18 ST	2/21/2019	Closed
VIO-CE18121029_1		INVISION I LLC	Violation-CODE Hearing	0		1725 NE		18 ST	12/13/2018	Closed
CE18121029	STORM DRAIN IS COVERED WITH GRASS	INVISION I LLC	Code Case	0		1725 NE		18 ST	12/13/2018	Closed
	NEW SWIMMING POOL 6205 GALS FOR NEW SFR BP ~17120302 ~									
PM-18060091	~7/5/18 RECHECK Z FLOOD	NEW SWIMMING POOL 6205 GALS FOR NEW SFR BP	Residential Pool-Spa-Fountain Permit	0		1725 NE		18 ST	6/1/2018	Complete
PM-18060120	ELECTRICAL FOR POOL BP 18060091	ELECTRICAL FOR POOL BP 18060091	Electrical Residential Permit	0		1725 NE		18 ST	6/1/2018	Complete
PM-18060121	PLUMBING FOR POOL BP 18060091	PLUMBING FOR POOL BP 18060091	Plumbing Residential Permit	0		1725 NE		18 ST	6/1/2018	Complete
CE18051557	L/S - JOSEPH BALOCCO - 1 CASE FOUND, CE18051452	INVISION I LLC	Code Case	0		1725 NE		18 ST	5/18/2018	Closed
VIO-CE18051557_1		INVISION I LLC	Violation-CODE Hearing	0		1725 NE		18 ST	5/18/2018	Closed
VIO-CE18051452_1		INVISION I LLC	Violation-CODE Hearing	0		1725 NE		18 ST	5/17/2018	Closed
CE18051452	NEIGHBOR COMPLAINT- CONSTRUCTION BEING DONE AT, 6:30AM	INVISION I LLC	Code Case	0		1725 NE		18 ST	5/17/2018	Closed
PM-18050138	30 DAY TEMP FOR BP 17120302	30 DAY TEMP FOR BP 17120302	Electrical 30 Day Temp For Test	0		1725 NE		18 ST	5/1/2018	Complete
PM-18032067	SIDEWALK FOR BP 17120302	SIDEWALK FOR BP 17120302	ROW Sidewalk and Curb Permit	0		1725 NE		18 ST	3/21/2018	Issued
	GCONCRETE FOR BP 17120302 ~									
	~Voiced on 4/13/2018 - Permit #18032067 replaces ~this permit									
PM-18020328		GCONCRETE FOR BP 17120302	ROW Sidewalk and Curb Permit	0		1725 NE		18 ST	2/5/2018	Void
PM-17120405	ELEC FOR BP #17120302	ELEC FOR BP #17120302	Electrical Residential Permit	0		1725 NE		18 ST	12/6/2017	Complete
PM-17120406	LOW VOLTAGE FOR BP #17120302	LOW VOLTAGE FOR BP #17120302	Electrical Low Voltage Permit	0		1725 NE		18 ST	12/6/2017	Complete
PM-17120407	MECH FOR BP #17120302	MECH FOR BP #17120302	Mechanical HVAC New Install Permit	143.31		1725 NE		18 ST	12/6/2017	Complete
	PLUMB FOR BP #17120302 ~									
PM-17120408	~12/5/18 P300 CHNG CONTRACTOR	PLUMB FOR BP #17120302	Plumbing Residential Permit	0		1725 NE		18 ST	12/6/2017	Complete
PM-17120409	GENERAL LANDSCAPE FOR BP #17120302	GENERAL LANDSCAPE FOR BP #17120302	Landscape Installation Permit	0		1725 NE		18 ST	12/6/2017	Complete
PM-17120410	LANDSCAPE IN ROW BP #17120302	LANDSCAPE IN ROW BP #17120302	ROW Landscaping Permit	0		1725 NE		18 ST	12/6/2017	Complete
PM-17120411	NEW TILE AND FLAT ROOF FOR BP 17120302	NEW TILE AND FLAT ROOF FOR BP 17120302	Re-Roof Permit	-43		1725 NE		18 ST	12/6/2017	Complete

	165 LF WOOD FENCE BP #17120302 ~							
PM-17120505	~10/23/18 RECHECK B-L-Z	165 LF WOOD FENCE BP #17120302	Fence Permit	0	1725 NE	18 ST	12/6/2017 Complete	
PM-17120506	PAVERS FOR BP #17120302	PAVERS FOR BP #17120302	Residential Paving Permit	0	1725 NE	18 ST	12/6/2017 Complete	
	SEWER IN ROW BP #17120302 ~							
	~Voided on 4/13/18 - Approved plans depict ~connection to an existing sewer lateral. ~							
PM-17120507	~Johnson Durosier X4773 PAVING IN ROW BP #17120302 ~	SEWER IN ROW BP #17120302	ROW Sewer Permit	0	1725 NE	18 ST	12/6/2017 Void	
	~Voided on 4/13/18 - Approved plans depict ~connection to an existing sewer lateral. ~							
PM-17120508	~Johnson Durosier X4773 ROUTE TO CODE, GEORGE OLIVA ~P86 92118 ~DOMESTIC METER 1 INCH BP #17120302 ~	PAVING IN ROW BP #17120302	ROW Paving Permit	0	1725 NE	18 ST	12/6/2017 Void	
	~RECEIVED VOIDING A PERMIT, ~ SUBMITTED BY ERIC 954 248-5220, IRRIGATION FOR BP #17120302							
PM-17120509		DOMESTIC METER 1 INCH BP #17120302	Plumbing Meter Install Permit	0.08	1725 NE	18 ST	12/6/2017 Void	
PM-17120510		IRRIGATION FOR BP #17120302	Plumbing Irrigation Permit	0	1725 NE	18 ST	12/6/2017 Complete	

NEW 2 STORY SINGLE FAMILY RESIDENCE: 3 BEDROOMS,
~3.50 BATHROOMS AND A 2 CAR GARAGE

~
~
~

~NEW 2 STY SFR 3 BED 3.5 BATH 2 CAR GARAGE

~

~ER:000412333/DR:0057341

~2015 IRC PLAN REVIEW ATTACHED

~

~3/12/18R-OUT FOR CORR

~2/5/2018 RECHECK-B,G,L,M,P,Z,FLOOD

~3/21/2018 RECHECK-M,L,G,FLOOD

~4/17/2018 RECHECK FLOOD M

~04/24/18 RECHECK M

~4/27/18 REV2 P

~5/23/18 B100

~7/10/2018 B200

~7/24/18 REV3 M

~9/10/18 REV3 RECHECK M

~3/4/19D-FLOOD 550 RECHECK

PM-17120302

NEW 2 STORY SINGLE FAMILY RESIDENCE: 3 BEDROOMS,

Residential New Construction Permit

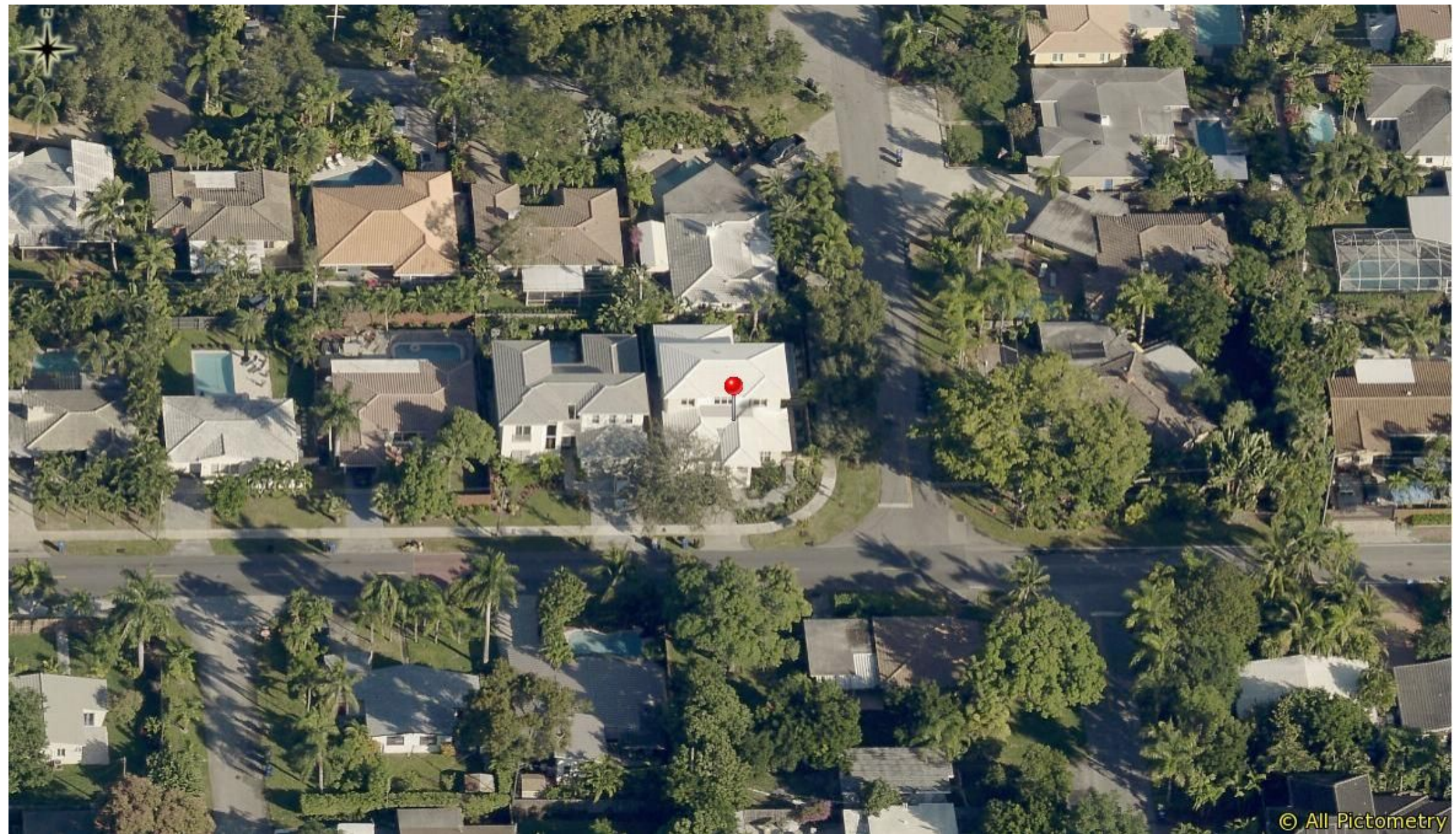
0

1725 NE

18 ST

12/5/2017 Complete

Aerial Photo



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01/16/2020