



## BOARD OF ADJUSTMENT MEETING

To Attend In-Person:  
City of Fort Lauderdale  
City Hall Commission Chambers  
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:  
Visit: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV) to watch and listen to the meeting  
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak

Wednesday, February 10, 2021  
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:

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

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1.	<b>CASE:</b>	<b>PLN-BOA-20120001</b>
	<b>OWNER:</b>	ROBERT L ELMORE REV TR HAYES, PAMELA KAY TRSTEE
	<b>AGENT:</b>	DEENA GRAY, ESQ./ GREENSPOON MARDER LLP
	<b>ADDRESS:</b>	2980 W STATE ROAD 84; ACCESS RD, FORT LAUDERDALE, FL 33312
	<b>LEGAL DESCRIPTION:</b>	20-50-42 POR OF W1/2 OF SEC 20-50-42 DESC AS COMM AT W1/4 COR OF SEC 20,N 44.58,NE 1018.19 TO POB,NE 126.71,SLY 405.98,SW 32.40 WLY 200.15,NW 55.21,NE 26.62,SE 59.55,NE 182.20,NE 161.66 TO POB; 20-50-42 POR OF SW1/4 SEC 20-50-42 DESC AS BEG AT SW COR OF N1/2 OF SW 1/4 OF SEC 20,E 1233.71,N 209.60 NWLY ARC DIST 626.40,SW 10.10,W 263+/- ,SWLY MEANDERING ALG SOUTH BANK OF SOUTH FORK OF NEW RIVER 420+/-,S 160+/- TO POB,LESS R/W DESC IN INSTR#114486609; 20-50-42 PORTION SW1/4 DESC AS COMM AT W 1/4 COR SEC 20,N 44.58,NE 761.59 SE 390,SW 196.80 TO POB,SW 9.70, W 350,NW 47.33,SELY 391.04 TO POB,LESS

POR DESC IN INSTR# 114486609 FOR PAR 102 & LESS POR LYING IN THE NEW RIVER CANAL

**ZONING DISTRICT:** I \*Rezoned By Ordinance

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-19.3(c) No boat slips, docks, boat davits, hoists, and similar mooring structures**

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

**Sec. 47-19.1.A.1. - No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following: A fence as permitted by Section 47-19.5. (Temporary Fences).**

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

**Sec. 47-19.1.C- No accessory use or structure shall be permitted to be used if the principal structure is no longer in use**

- Requesting variances to allow for the construction of boat slips, docks, boat davits, hoists, and similar mooring structures, piles, and a seawall without a principal building and to allow such improvements to be constructed, placed, erected or built prior to the construction of a principal building and to allow such improvements to be used if a principal structure is no longer in use.

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<b>2. CASE:</b>	<b>PLN-BOA-20030002</b>
<b>OWNER:</b>	PRESTE CORP; OCEAN REEF INVESTMENTS LLC; ROYAL QUALITY HOMES OF FL LLC
<b>AGENT:</b>	HEIDI DAVIS KNAPIK
<b>ADDRESS:</b>	2985 N OCEAN BLVD.; NE 30 STREET; NE 30 STREET; NE 33 AVENUE; N OCEAN BLVD., FORT LAUDERDALE, FL 33308 LAUDERDALE BEACH 4-2 B LOTS 91 & 92 LESS THAT POR OF SAID LOTS LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1; LAUDERDALE BEACH 4-2 B THAT POR OF LOTS 91 & 92 LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1; LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 1 BLK 23; LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 2 BLK 23; LAUDERDALE BEACH 4-2 B LOT 90 BLK 1
<b>LEGAL DESCRIPTION:</b>	
<b>ZONING DISTRICT:</b>	CB

COMMISSION DISTRICT: 2

REQUESTING: Sec. 47-24.12.A.10 - Expiration of approval. The variance shall expire and become null and void unless a building permit to implement the improvements authorized by the variance or special exception is secured within one hundred eighty (180) days from the effective date of approval, or within such lesser time as the board may proscribe, which such lesser period of time shall not be less than thirty (30) days from the effective date of approval. Upon a motion for extension of time being filed by an applicant, for good cause shown, the board may grant an additional extension of time beyond the time initially proscribed in the final order, such additional extension of time not to exceed one hundred eighty (180) days, within which the building permit must be secured.

- A request/motion for extension of time for an additional 180 days (until September 8, 2021).

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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**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.**