



BOARD OF ADJUSTMENT MEETING NOTICE

JANUARY 20, 2022

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, February 09, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-21110001

OWNER: COLOMBO, MATIAS A & GINNA PAOLA

AGENT: N/A

ADDRESS: 2431 SUGARLOAF LANE, FORT LAUDERDALE, 33312

LEGAL DESCRIPTION: SURVEY OF LOT 44, BLOCK 10, OF LAUDERDALE ISLE NO. 2., ACCORDING TO THE PLAT BOOK 37, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RS-6.85A - Irregular Residential

COMMISSION DISTRICT 4

REQUESTING: **Sec. 47-39.A.6.F(1) - Dimensional requirements.**

1. Requesting a variance from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 2 feet 7 inches a total side yard reduction of 4 feet 11 inches.
2. Requesting a variance for an existing structure from the minimum North side yard requirements of 7 feet 6 inches to be reduced to 4 feet 4 inches a total side yard reduction of 3 feet 2 inches.

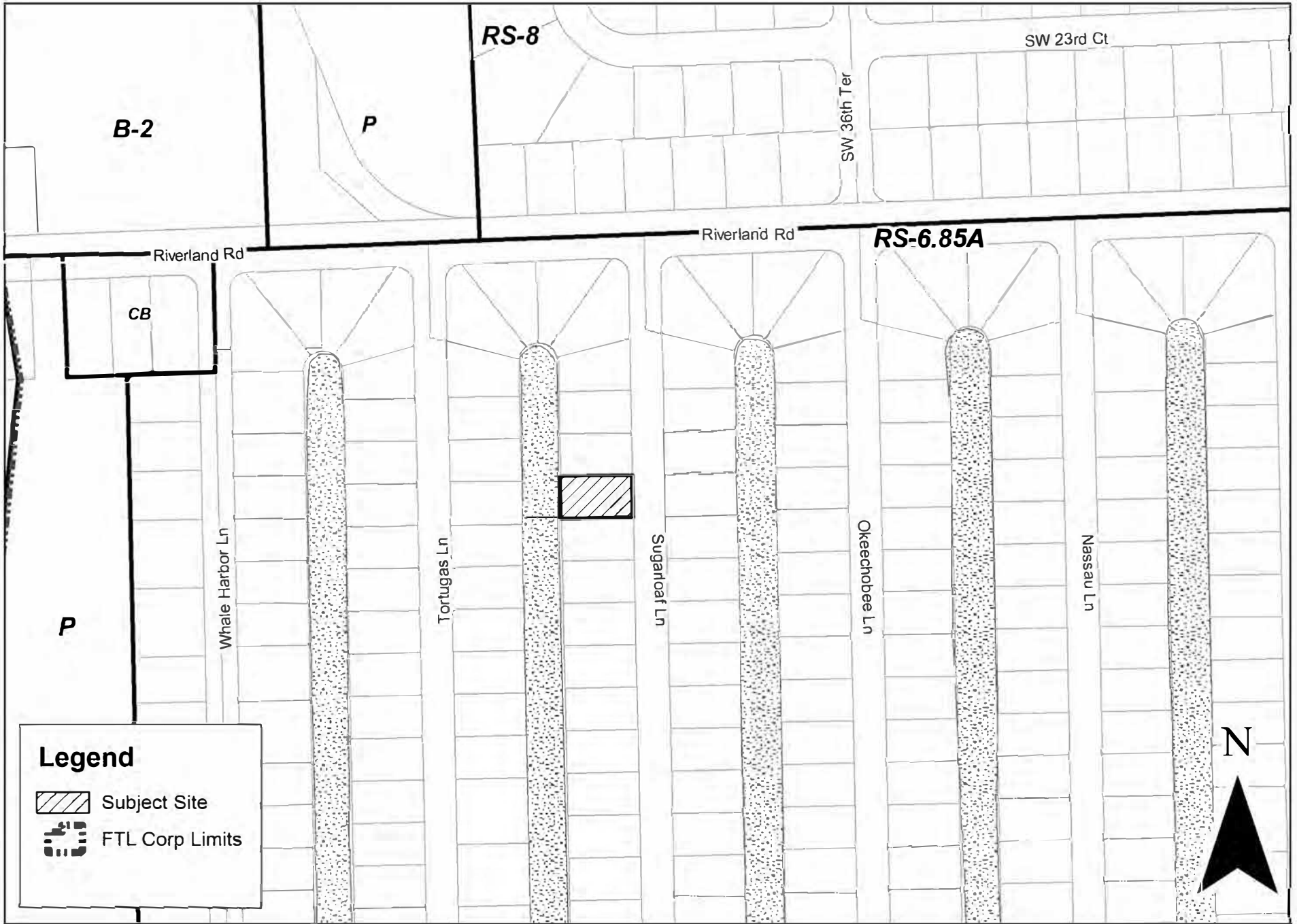
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

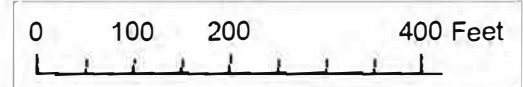
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-21110001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: FEBRUARY 09, 2022

TIME: 6:00 PM

CASE: PLN-BOA-21110001

REQUESTING: Sec. 47-39.A.6.F(1) - Dimensional requirements.

1. Requesting a variance from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 2 feet 7 inches a total side yard reduction of 4 feet 11 inches.

2. Requesting a variance for an existing structure from the minimum North side yard requirements of 7 feet 6 inches to be reduced to 4 feet 4 inches a total side yard reduction of 3 feet 2 inches.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



BOA

DATE: 02/09/2022

AGENDA ITEM: 1

CASE:

PLN-BOA-21110001



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021
I.D. Number: Z&L-BOA

Updated
12.8.2021

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 by 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 the Board Liaison and 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

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.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

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	MATIAS COLOMBO
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	2431 SUGARLOAF LN, FT. LAUDERDALE, FL 33312
E-mail Address	COLOMBOMATIAS21@GMAIL.COM
Phone Number	7866583566
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	JONATHAN CRUZ
Applicant / Agent's Signature	
Address, City, State, Zip	6187 NW 167 STREET SUITE H24, MIAMI, FL 33015
E-mail Address	JON@MECDESIGNMIAMI.COM
Phone Number	305-409-9973
Letter of Consent Submitted	

Development / Project Name	COLOMBO RENOVATION
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address:
Legal Description	LAUDERDALE ISLES NO 2-BLK 10 34-46 B LOT 44
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042 19 13 0440
Variance Request (Describe)	left side enclose garage & balcony
Applicable ULDR Sections	47-39, A.6 F (1)

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RS-6.85A
Current Use of Property	
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/> S	7' 6"	2' 7"
Side <input type="checkbox"/> N	7'-6"	4'-4"
Rear <input type="checkbox"/>		

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

Answer All questions on this page and attach narrative.

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

We are requesting a variance on the side setback from 7'-6" down to 2'-7" in order to enclose the existing carport. That same setback will continue to the back to repair the existing balconies that also encroach on the side setback. The other side setback has an existing outdoor storage. So we will also be asking for special consideration to reduce that setback to 4'-4"

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

The carport is an original aspect of the home and there is no other place to add an enclosed garage. This is the only location where it will be feasible without having to do major work to the home's facade or interior. The storage on the north side is existing and we would like to legalize and ask for a setback reduction to 4'-4" so it can remain as is.

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:

The carport is unique to these model homes. There are various models along the same street that have enclosed their existing carports and encroach on the setback. These special conditions are what we believe constitutes an exception to enclose the existing carport into a garage.

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

The existing carport can not be moved to any other location. We are simply asking for permission to enclose the same carport and turn it into a formal garage with a laundry room inside of it. The storage on the other side does not have any other place to be relocated to and is existing.

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

Neighboring properties have been able to take advantage and enclose the space we are requesting.

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.

It will not be incompatible as there are other properties on the same street and neighboring streets that have taken advantage of said carport and other area. This will not disturb existing developments.

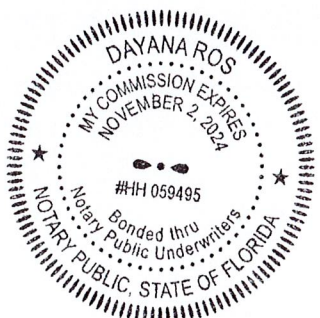
AFFIDAVIT: I, matias colombo the Owner/Agent of said property ATTEST that I am aware of the following:

- 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 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.

[Handwritten Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of December, 20 4

(SEAL)



[Handwritten Signature: DR Dayanavor]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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	MATIAS COLOMBO GINNA COLOMBO
Property Owner's Signature	<i>[Handwritten Signature]</i> <small>If a letter is provided, it must be required on the application by the owner.</small>
Address, City, State, Zip	2431 SUGARLOAF LN, FT. LAUDERDALE, FL 33312
E-mail Address	COLOMBOMATIAS21@GMAIL.COM
Phone Number	786-658-3566
Proof of Ownership	<input checked="" 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	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	COLOMBO RENOVATION
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address:
Legal Description	LAUDERDALE ISLES NO2-BLK 10 34-46 B LOT 44
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042 19 13 0440
Variance Request (Describe)	SOUTH SIDE ECLOSE GARGE AND BALCONY NORTH SIDE EXISTING OUTDOOR CLOSET
Applicable ULDR Sections	47-39.A.6 F(1)

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RS-6.85A
Current Use of Property	
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/> S	7' 6"	2' 7"
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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, GINNA COLOMBO 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]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 17 day of December, 2021

(SEAL)



DR Dayana Ros
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

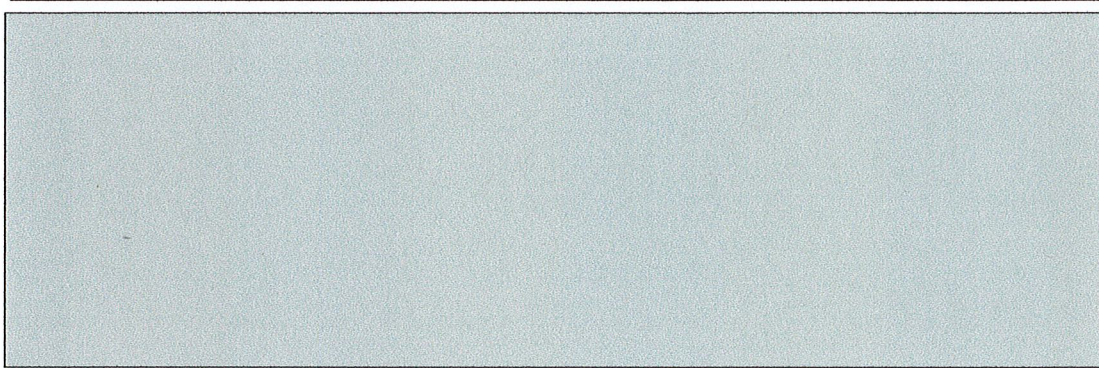
Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original 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.

- 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 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
Urban Design & Development -BOA
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.
- **To order a tax map and notice list,** please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.

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: matias colombo

PROPERTY: 2431 sugarloaf In Ft. Lauderdale, FL 33312

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared matias colombo, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
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.
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 (i.e. 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



MEC DESIGN

December 3, 2021

City of Fort Lauderdale
Urban Design & Development BOA

Job Address: 2431 Sugarloaf Lane
Permit #: In process

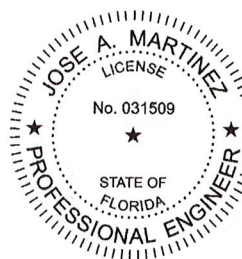
RE: Zoning Variance Narrative

To Whom It May Concern:

This letter is to inform you that our firm has been retained by the owners of the above property. Our client is asking for a consideration of reducing the side setback from 7'-6" to 2'-7" to accommodate the enclosure of an existing carport into a garage. They are also asking for the existing balcony to be removed and replaced with a new one. The setback will be the same throughout the side. They are also asking for a variance on the north side setback for an existing storage enclosure. The current setback is 4'-4". ULDR section 47-39.A.6.F(1) states that in the zoning (RS-6.5A) the setback requirement is 7'-6". The variance request is for 2'-7". The opposite side request is for 4'-4". If you have any questions please do not hesitate to contact us.

Best regards,

Jose A. Martinez



Digitally signed by Jose
A. Martinez
DN: c=US, st=Florida,
l=Miami, o=MEC Design
Consultants, Inc., cn=Jose
A. Martinez,
email=info@mecdesignm
iami.com
Date: 2021.12.06 12:19:08
-05'00'



SIGN NOTICE

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- 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.
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- 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-2110001

APPLICANT: Matias Colombo

PROPERTY: 2431 Sugarloaf Ln Ft. Lauderdale Fl 33312

PUBLIC HEARING DATE: February 9, 2022

BEFORE ME, the undersigned authority, personally appeared Matias Colombo 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. MC (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of January, 2022

(SEAL)

DK Dayana Ros
NOTARY PUBLIC
MY COMMISSION EXPIRES:



PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: FEBRUARY 9, 2023 10AM - 2:00 PM CASE: 2023-001-0000
REQUESTING: 301, 37, 27 A.A.E.C. Dimensional adjustments.
1. Requesting a variance from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 2 feet 7 inches, a total side yard setback of 4 feet, 11 inches.
2. Requesting a variance for an existing structure from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 4 feet 8 inches 6 inches, and reduce from 4 feet 2 inches.
CONTACT: 301-37-27 A.A.E.C. 301-37-27 A.A.E.C. 301-37-27 A.A.E.C.
CONTACT: 301-37-27 A.A.E.C. 301-37-27 A.A.E.C. 301-37-27 A.A.E.C.

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DATE: FEBRUARY 9, 2022 TIME: 6:00 PM CASE: PLN-BOA-21110001

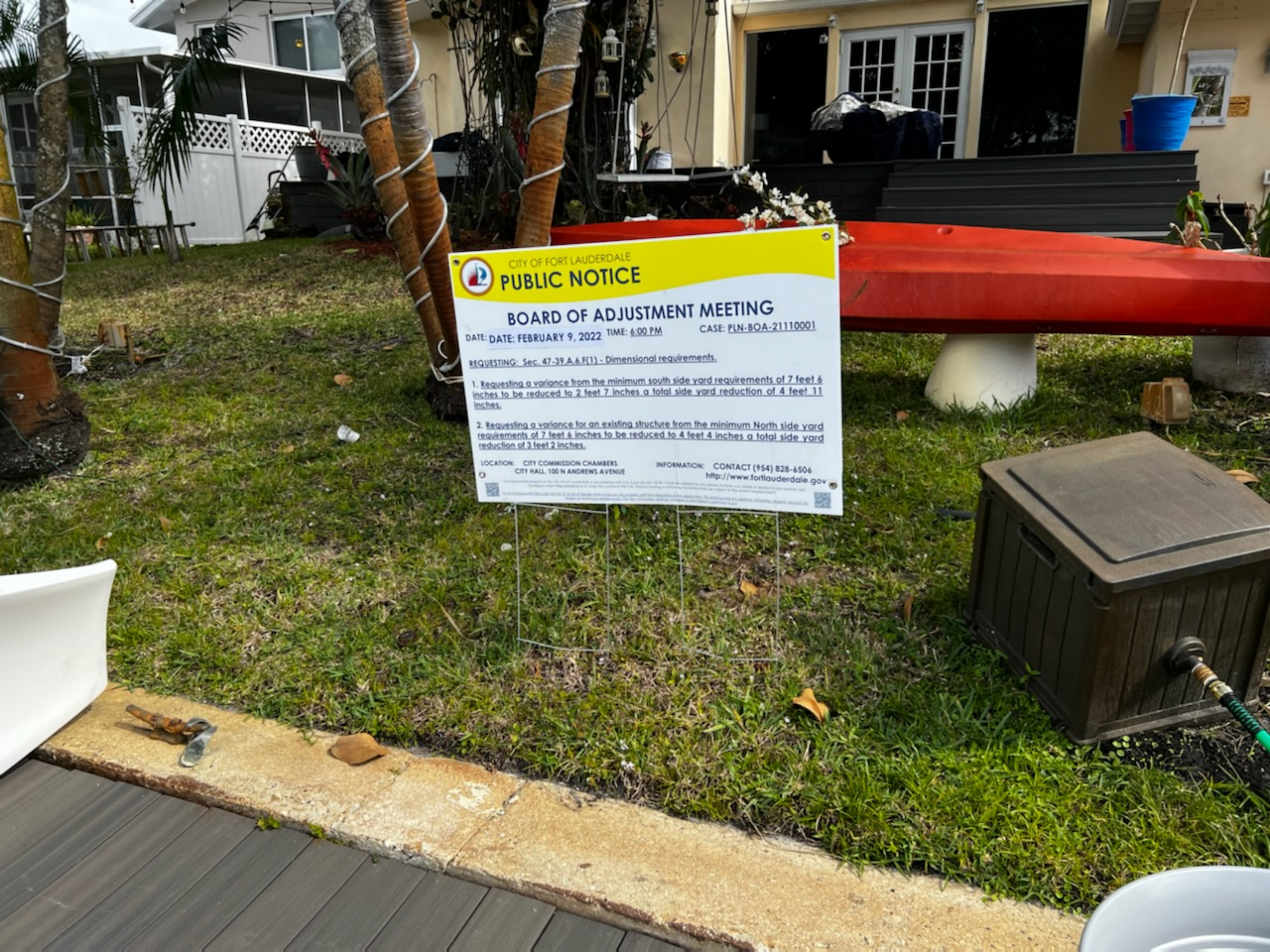
REQUESTING: Sec. 47-39 A.6.F(1) - Dimensional requirements.

1. Requesting a variance from the minimum south side yard requirements of 7 feet 6 inches to be reduced to 2 feet 7 inches a total side yard reduction of 4 feet 11 inches.
2. Requesting a variance for an existing structure from the minimum North side yard requirements of 7 feet 6 inches to be reduced to 4 feet 4 inches a total side yard reduction of 3 feet 2 inches.

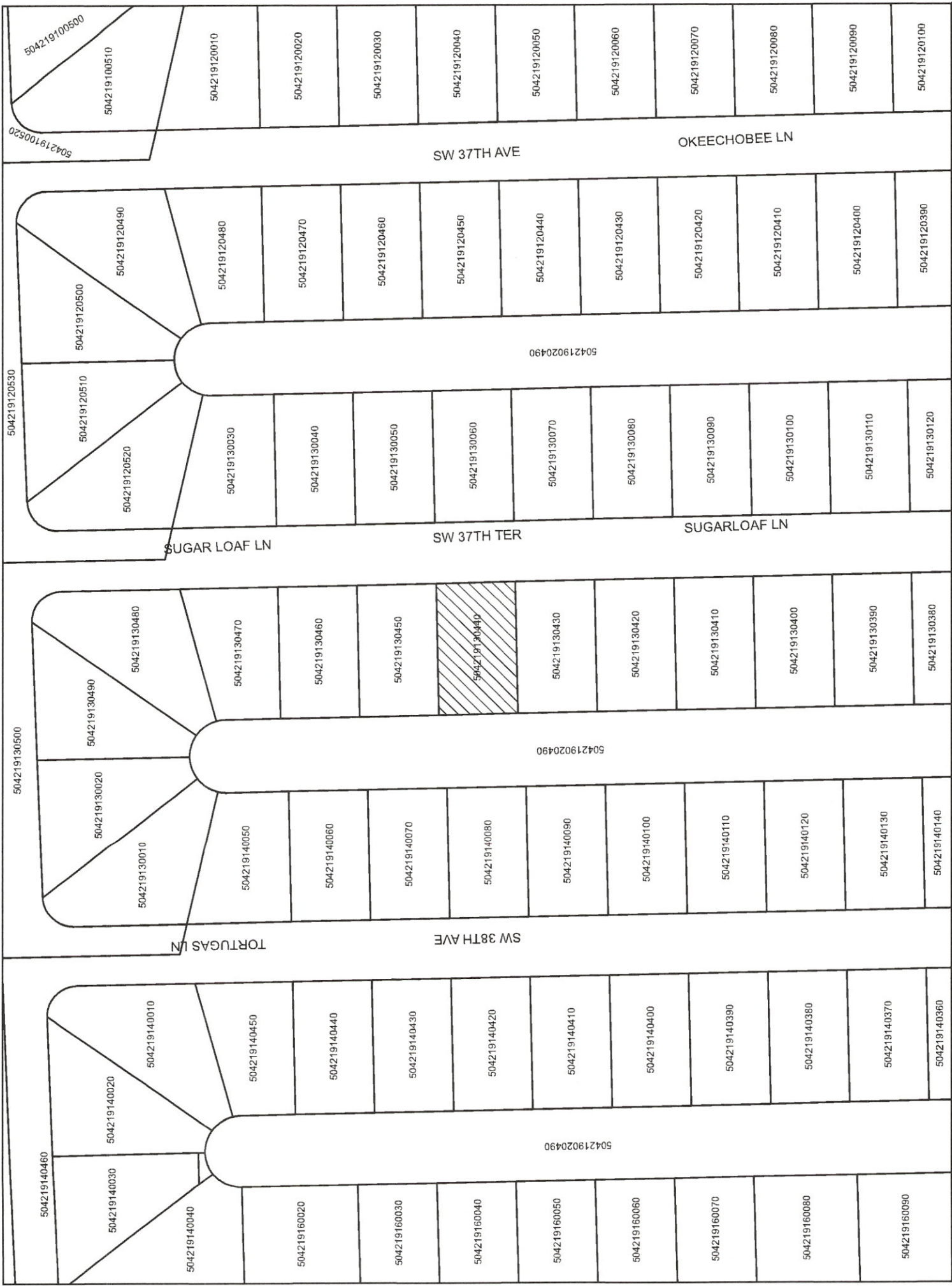
LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

For more information on the City of Fort Lauderdale, go to www.fortlauderdale.gov. For more information on the Board of Adjustment, go to www.fortlauderdale.gov/boa. For more information on the City of Fort Lauderdale, go to www.fortlauderdale.gov. For more information on the Board of Adjustment, go to www.fortlauderdale.gov/boa.



FOLIO_NUMBR	NAME_LINE1	NAME_LINE1	ADDRESS_L1	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
504219120530	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL	33301	FORT LAUDERDALE	F133301 LAUDERDALE ISLES NO 2-BLK 9	
504219130500	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL	33301	FORT LAUDERDALE	F133301 LAUDERDALE ISLES NO 2-BLK 10	
504219140460	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL	33301	FORT LAUDERDALE	F133301 LAUDERDALE ISLES NO 2-BLK 11	
504219120500	ISAAC, BYRON K	HARRIN, SUZANNE	213 WARREN ST	TAFT	CA	93268 TAFT	CA93268 LAUDERDALE ISLES NO 2-BLK 9	
504219120520	RASO, STEVEN		2407 OKEECHOBEE LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130480	RONALD A STEINER REV LIV TR		3724 RIVERLAND RD	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130490	CORSO, GREGORY & SABAH AZHAR		2407 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219130020	VANDERKOLK, ROBERT J & CHRISTY A		3762 RIVERLAND RD	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219130010	2018-3 IH BORROWER LP	% INVITATION HOMES - TAX DEPT	2750 NE SCHOOL DR	PALM BAY	FL	32905 PALM BAY	FL32905 LAUDERDALE ISLES NO 2-BLK 10	
504219120480	NICHOLAS, MICHAEL		1717 MAIN ST #2000	DALLAS	TX	75201 DALLAS	TX75201 LAUDERDALE ISLES NO 2-BLK 10	
504219130030	SECRETARY OF HOUSING & URBAN DEV		2413 OKEECHOBEE LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130470	CAAMANO, DAVID		451 7 ST SW	WASHINGTON	DC	20410 WASHINGTON	DC20410 LAUDERDALE ISLES NO 2-BLK 10	
504219140050	LEHMAN, FREDERICK & WILLETTE B C		2413 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140450	GONZALEZ, NOEMI	STANTON, RANDALL E	2412 TORTUGAS LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219120470	FATHE, GARANT		2413 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219130040	CLARK, MARCIA		2419 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130460	WHITNEY, PETER		2418 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140060	SHAKER, GEORGE H/E	SHAKER, ASHRAF	2419 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140440	LOPEZ, EFRAIN		2418 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219120460	SILVERMAN, ANDREW M		2425 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130050	STORMAN, MICHAEL BROCK		2424 SUGARLOAF LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219130450	CAUSA, CHRISTOPHER JOHN		2425 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140070	SEILER, JUDY	JUDY SEILER REV LIV TR	2424 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219140430	JANET GUALTERI REV TR	GUALTERI, JANET ANN TRSTEE	106 NURMI DR	FORT LAUDERDALE FL	33301	FORT LAUDERDALE	F133301 LAUDERDALE ISLES NO 2-BLK 11	
504219120450	CARINO, JOHN K		2431 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130060	BRANCACIO, JAMES		2430 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130440	COLONBO, MATIAS A & GINNA PAOLA		2431 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140080	RESSING, A HERBERT & WENDY		2430 TORTUGAS LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140420	BELLEVEU, BRUCE E & KAREN K		2431 TORTUGAS LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219120440	DAMSE, DIONISIE & RAHEL A		2437 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219130070	KARNICK, JUCILLE	KARNICK, MICHAEL C	2436 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219130430	CAW/FORD, MYRON R & MARGI L		2437 SUGARLOAF LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140090	BELCHER, JAMES H	JAMES H & JOAN W BELCHER REV TR	2436 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219140410	LEDER, JOHN		2435 TORTUGAS LN	FORT LAUDERDALE FL	33303	FORT LAUDERDALE	F133303 LAUDERDALE ISLES NO 2-BLK 11	
504219120430	FORTWAY LLC		PO BOX 2051	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130080	KNABBE, THOMAS J		2443 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130420	GERULA, THEODORE H/E	GERULA, CYNTHIA ANN	2442 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140100	AMOR, ERICA & FIDEL		2443 SUGARLOAF LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140400	LEIPER, SUZANNA		2442 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219120420	GONZALEZ, NICHOLAS A & ANDREA L		2443 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219130090	VIVO, EVELYN	MODETROY H	2448 OKEECHOBEE LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130410	RIMANOCZY, ISABEL	TURNER, JOSEPH E ET AL	2448 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140110	WILLOUGHBY, SHEILA		2448 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219140390	STENGEL, JAMES ROBERT &	STENGEL, SANDRA	910 SW 11 AVE	FORT LAUDERDALE FL	33315	FORT LAUDERDALE	F133315 LAUDERDALE ISLES NO 2-BLK 11	
504219120410	OKLEY, MICHAEL R & JO ANN		2455 OKEECHOBEE LANE	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130100	REAVES, KAREN		2455 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 9	
504219130400	CRISP, JANE		2454 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140120	RUFENER, MICHAEL		2454 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140380	MCGINNIS, JOHN P & ANN		2455 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219130110	LENER, ROMAN & DINA		2506 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219130390	DEDEK, WILLIAM R	DEDEK, DEBORAH	2507 SUGARLOAF LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 10	
504219140130	MAGLIARISI, SALVATORE & KIMBERLY		2506 TORTUGAS LN	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 11	
504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE FL	33312	FORT LAUDERDALE	F133312 LAUDERDALE ISLES NO 2-BLK 20 B	



Record #	Description	Application Name	Record Type	Planner	Street #	Street Name	Type	Opened Date	Status
PLN-BOA-21110001		COLOMBO RENOVATION	Z- Board of Adjustment (BOA)		2431	SUGARLOAF	LN	11/3/2021	Open
ALM-REG-20050512			Resident/Business Alarm Registration		2431	SUGARLOAF	LN	5/20/2020	Active
CE20040113	TWO VEHICLES PARKED ON THE FRONT LAWN		Code Case	Manuel Garcia	2431	SUGARLOAF	LN	4/7/2020	Closed
PM-18100452	MECHANICAL FOR BP 18050679	MECHANICAL FOR BP 18050679	Mechanical Residential Permit		2431	SUGARLOAF	LN	10/3/2018	Complete
CE18051552	NEIGHBOR COMPLAINT- DERELICT BOAT LIFT ON THE, CANAL, NEIGHBOR COMPLAINT- DERELICT BOAT LIFT ON THE, CANAL	COLOMBO,DORA G	Code Case		2431	SUGARLOAF	LN	5/18/2018	Closed
VIO-CE18051552_1	NEIGHBOR COMPLAINT- DERELICT BOAT LIFT ON THE	COLOMBO,DORA G	Violation-CODE Hearing		2431	SUGARLOAF	LN	5/18/2018	Closed
PM-18050679	KITCHEN AND BATH RENOVATION AND DRIVEWAY ~ ~ ~NOC ER#000414357 SRRA ID#0000029838 DR#0059322 ~ ~07/31/18 RECHECK B M P ~ ~10/3/18 RECHECK M P ~ ~2/19/2019 REV2 P FLOOD S0	KITCHEN AND BATH RENOVATION AND DRIVEWAY	Residential Alteration Permit		2431	SUGARLOAF	LN	5/7/2018	Issued
PM-18050680	PLUMBING FOR KITCHEN AND BATH RENO BP 18050679	PLUMBING FOR KITCHEN AND BATH RENO BP 18050679	Plumbing Fixture Replacement Permit		2431	SUGARLOAF	LN	5/7/2018	Complete
PM-18050681	ELECTRICAL FOR RENOVATION BP 18050679	ELECTRICAL FOR RENOVATION BP 18050679	Electrical Residential Permit		2431	SUGARLOAF	LN	5/7/2018	Issued
PM-18050682	DRIVEWAY BP 18050679	DRIVEWAY BP 18050679	Residential Paving Permit		2431	SUGARLOAF	LN	5/7/2018	Void
CE18011668	THERE IS A SUNKEN BOAT IN THE WATERWAY BEHIND, THIS PROPERTY. IT HAS BEEN THERE FOR TWO AND A, HALF WEEKS.	COLOMBO,DORA G	Code Case		2431	SUGARLOAF	LN	1/23/2018	Closed
CE17082602	BOAT/JETSKI. AND CARS/TRUCKS PARKING ON THE LAWN., FB	COLOMBO,DORA G	Building Code Case Violation-BLD		2431	SUGARLOAF	LN	8/30/2017	Closed
VIO-CE17082602_1		COLOMBO,DORA G	Hearing		2431	SUGARLOAF	LN	8/30/2017	Closed
CE16041537	COMPLAINANTS STATES CARS ARE STILL PARKING ON THE, LAWN., COMPLAINANTS STATES CARS ARE STILL PARKING ON THE, LAWN.	COLOMBO,DORA G	Code Case		2431	SUGARLOAF	LN	4/22/2016	Closed
VIO-CE16041537_1	COMPLAINANTS STATES CARS ARE STILL PARKING ON THE CARS AND TRUCKS ON LAWN., CARS AND TRUCKS ON LAWN.	COLOMBO,DORA G	Violation-CODE Hearing		2431	SUGARLOAF	LN	4/22/2016	Closed
CE16040730	TRUCKS ON LAWN. CARS AND TRUCKS ON LAWN.	COLOMBO,DORA G	Code Case Violation-CODE		2431	SUGARLOAF	LN	4/12/2016	Closed
VIO-CE16040730_1	CONVERT STORAGE TO 1/2 BATH	COLOMBO,DORA G	Hearing		2431	SUGARLOAF	LN	4/12/2016	Closed
PM-15031868	~NOC ~EXISTING ELEC PLUMBING FOR ALTERATION	CONVERT STORAGE TO 1/2 BATH	Residential Alteration Permit		2431	SUGARLOAF	LN	3/19/2015	Void
PM-15031871	~EXISTING ELEC REPLACE 3 TON AC 7 KW HEAT	PLUMBING FOR ALTERATION REPLACE 3 TON AC 7 KW HEAT	Plumbing Residential Permit		2431	SUGARLOAF	LN	3/19/2015	Void
PM-10101912	INSTALL (1) 2INCH GALVANIZED SPRINKLER WELL TO		Mechanical HVAC Changeout Permit		2431	SUGARLOAF	LN	10/28/2010	Complete
PM-02120012	~EXISTING SPRINKLER SYSTEM	INSTALL (1) 2INCH GALVANIZED SPRINKLER WELL TO	Plumbing Residential Permit		2431	SUGARLOAF	LN	12/2/2002	Complete
PM-02102029	INSTALL BRICK PAVERS SFR 1000SF	INSTALL BRICK PAVERS SFR 1000SF	Residential Paving Permit		2431	SUGARLOAF	LN	10/24/2002	Complete

PLN-BOA-21110001

Sec. 47-39.A.6. Dimensional requirements.

A. *Plot size.*

- (1) The minimum plot area per dwelling unit in residential zoning districts shall be as follows, provided common open space is provided in compliance with Section 47-39.A.6.C. of this Code:

Min. plot area per unit	
District	in square feet
RS-3.52	10,000
RS-6.70	7,500
RS-6.85	6,000
RD-12.22	3,300
RM-12.67	3,300
RM-16	3,300 (1-family detached)
	2,904 (all others)
RM-33.5	3,300 (1-family detached)
	2,904 (all others)

Every individual plot shall have at least one (1) side, which has a minimum dimension of sixty (60) feet. The plot line, which provides access to the plot must be a minimum of nineteen (19) feet.

- (2) The minimum plot size for all permitted nonresidential uses shall be one (1) net acre, with a minimum street frontage of one hundred fifty (150) feet, except that existing nonresidential buildings on plots which are less than one (1) net acre may be expanded provided the expansion meets all requirements for setbacks, off-street parking, landscaping, and all other development standards in effect at the time of site plan submittal for the expansion.

B. *Plot coverage.* The combined area occupied by all buildings and roofed structures shall not exceed the following maximum percentages of any individual plot:

District	Maximum Coverage
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	40%
RD-12.22, RM-12.67 to RM-33.5	65% for 1-family detached, 40% for all other uses

C. *Common open space.*

- (1) For each net acre of property reflected in a subdivision plat or site plan for construction of one-family, two-family or townhouse dwellings in RS-3.52, RS-6.70, RS-6.85A and RS-6.85B and RM-12.67 to RM-33.5 submitted for plat review after the effective date of this article, common open space for active or passive recreation areas or water retention areas shall be reserved and supplied as follows:
- (a) For each net acre of property reflected in a subdivision plat or site plan, a minimum of thirteen thousand five hundred sixty (13,560) square feet of plot area;
 - (b) For plots containing less than one (1) net acre, a minimum of twenty (20) percent of the plot area;

- (c) For lots platted prior to the effective date of this article or recorded in the public records as an individual plot, no common open space shall be required, provided the lots are not further subdivided.
 - (2) A reduction in the size of such reserved areas shall be permitted for one-family, two-family or townhouse dwelling developments if one (1) or more individual plots are increased above minimum plot area at a ratio of one (1) square foot increase in residential plot area to one (1) square foot decrease in common open space area.
 - (3) Such areas must be specifically delineated on the recorded subdivision plat or approved site plan and shall be conveyed by any of the following procedures:
 - (a) The acceptance of a deed to such land by the City of Fort Lauderdale.
 - (b) The sale, lease or other disposition of such property to a nonprofit corporation, such as a homeowners association, chartered under the laws of Florida, to administer and maintain the facilities and land or water areas.
 - (c) The inclusion of a portion of said property in the deeded lots or descriptions of individual purchasers subject to an acceptable deed restriction limiting that portion to the use outlined in the approved site plan and recorded in the public records. Access rights for all residents within the development shall be guaranteed.
- D. *Height.* No building or structure, or part thereof, shall be erected or altered to exceed the maximum height of two (2) stories: scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area, at a maximum horizontal section, thirty (30) percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building. (Inserted from Broward County Code 39-103 entitled "Exclusions from height limits").

RM-12.67 to RM- 33.5	4 stories
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E. *Front yard.*

- (1) Every individual plot shall maintain a front yard as follows:

District	Front Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	25 feet
RD-12.22	Eighteen (18) feet for one-family or two-family dwellings, twenty-five (25) feet along all street sides for multiple-family dwellings consisting of three (3) or more dwelling units
RM-12.67 to RM-33.5	18 feet

- (2) Every individual plot used for nonresidential uses shall maintain a setback along any street side of at least thirty (30) feet in all residential zoning districts.
- (3) Every individual plot used for multiple-family dwellings consisting of three (3) or more dwelling units shall maintain a setback along all street sides of at least twenty-five (25) feet.

F. *Side yards.*

- (1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

(a) *Street side yards:*

District	Street Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	10 feet

(b) *Zero lot line developments:*

1. On any two (2) or more plots which meet the minimum area stated in this article, one-family detached dwellings and accessory buildings may be located on a side plot line, provided the sum of both required side yards exists on the opposite side plot line.
2. No openings of any kind shall be permitted on the side of any building directly abutting and running parallel to the zero yard side of the plot. No encroachments of any kind, including roof overhangs, shall be permitted on any adjoining property.
3. Zero lot line development shall require submission, approval and recordation of a subdivision plat indicating the area and dimension of each lot and specifically indicating that a minimum five (5) feet wide maintenance easement, in favor of the adjoining property owner, shall be provided on each lot adjacent to the zero lot line side of each lot. The subservient property owner shall not place any landscaping or other obstruction in the maintenance easement which would interfere with reasonable access to the easement for maintenance purposes. Such subdivision plats shall also meet all applicable requirements of the ULDR.
4. At no time shall a zero lot line development be approved which would allow a residential structure to be placed on a plot line that directly abuts land held in separate ownership, which is not developed or intended to be developed utilizing the zero lot line concept.

(c) *Townhouses:* Side yards shall not be required on any common party wall plot line.

- (2) All individual plots used for multiple-family dwellings consisting of three (3) more dwelling units, or nonresidential uses shall maintain a side yard on each side of the plot not contiguous to a public or private street of at least twenty (20) feet.

G. *Rear yard.*

- (1) All individual plots used for one-family or two-family dwellings shall maintain a rear yard as follows:

District	Rear Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

H. *Minimum floor area of dwelling units.* The following minimum floor areas per dwelling unit shall be provided:

District	Minimum Floor Area per Dwelling Unit
----------	--------------------------------------

RS-6.70	1,000 square feet (City RS-8 Requirements)
RS-3.52, RS-6.85A, RS-6.85B, RD-12.22	800 square feet
RM-12.67 to RM-33.5	800 square feet (1-family) 600 square feet(multiple-family) 400 square feet (efficiency apt.)

(Ord. No. C-09-27, § 1, 10-20-09)



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	2431 SUGARLOAF LANE, FORT LAUDERDALE FL 33312	ID #	5042 19 13 0440
Property Owner	COLOMBO, MATIAS A & GINNA PAOLA	Millage	0312
Mailing Address	2431 SUGARLOAF LN FORT LAUDERDALE FL 33312	Use	01
Abbr Legal Description	LAUDERDALE ISLES NO 2-BLK 10 37-46 B LOT 44		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$178,750	\$369,660	\$548,400	\$548,400	
2021	\$178,750	\$369,650	\$548,400	\$397,580	
2020	\$178,750	\$314,250	\$493,000	\$392,100	\$7,058.60

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$548,400	\$548,400	\$548,400	\$548,400
Portability	0	0	0	0
Assessed/SOH	\$548,400	\$548,400	\$548,400	\$548,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$548,400	\$548,400	\$548,400	\$548,400

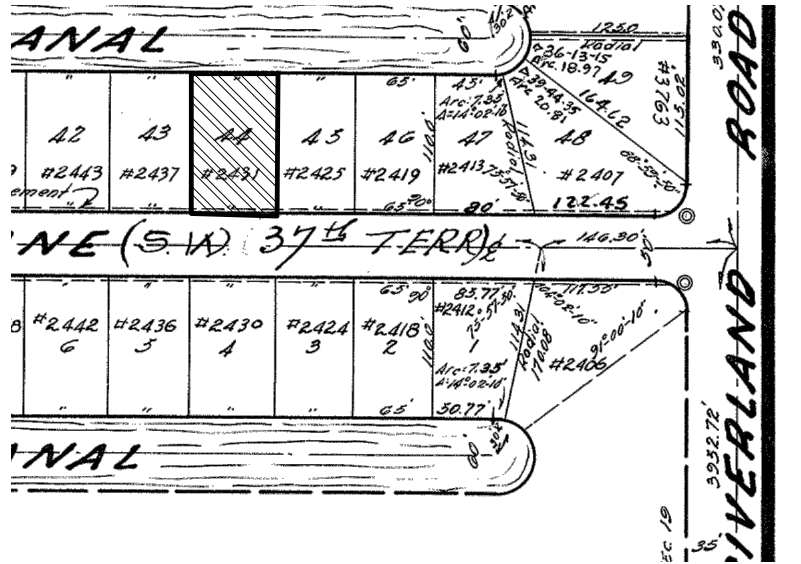
Sales History			
Date	Type	Price	Book/Page or CIN
4/21/2021	WD-D	\$700,000	117249359
6/12/2013	WD-Q	\$390,000	111602638
3/1/2000	TD	\$194,000	30497 / 1736
10/1/1991	WD	\$100	18925 / 513

Land Calculations		
Price	Factor	Type
\$25.00	7,150	SF
Adj. Bldg. S.F. (Card, Sketch)		2279
Units		1
Eff./Act. Year Built: 1957/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		

LOCATION MAP

Scale: N.T.S



LEGAL DESCRIPTION

Lot 44, Block 10 of "LAUDERDALE ISLES No.2", according to the plat thereof, as recorded in Plat Book 37, at Page 46, of the Public Record of Broward County, Florida.

Property address: 2431 SUGARLOAF LANE, FORT LAUDERDALE, FL. 33312

Flood Zone: "X"

Community Panel No.: 125105-0554

Base Flood Elevation:

Map Revised: August 18th, 2014

FOR THE BENEFIT OF: COLOMBO, MATIAS A & GINNA PAOLA

MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000 - E-mail: docs@pratssurvey.com
Certificate of Authorization No.:4249

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This Certification is only for the lands as described, it is not as certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- Location and Identification of Utilities and or adjacent to the property were not secured as such information was not requested.
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
- If Bearings shown they are based on: Centerline of SUGARLOAF LANE being S0°46'36"E
- Precision of Closure 1:7500 Suburban Class Survey
- Ownership of fences are not determined

ELEVATIONS NOTES: (IF REQUESTED AND SHOWN)

- 0.0' Indicates existing Elevations
- Elevations are referred to the National Geodetic Vertical Datum 1929.(NGVD29)
- BENCHMARK (Used) B.M.No.BCED BM 3154 Elevation:7.05 Feet
Location: RIVERLAND RD & RIVERLAND DR.

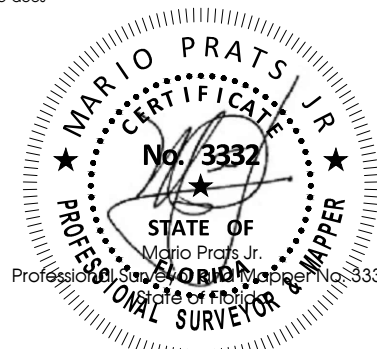
REVISIONS:

J.N.: _____ Date: _____
J.N.: _____ Date: _____
J.N.: _____ Date: _____

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT.

ABBREVIATIONS

B.M. = Bench Mark	P.M. = Point of Tangency
Calc. = Calculated	P.O.B = Point of Beginning
Meas. = Measured	P.C. = Point of Curvature
C/L = Centerline	PRC = Point of Reverse Curvature
M/L = Monument Line	C.B.M. = Concrete-Block-Structure
N = North	R/W = Right-of-Way
S = South	SEC. = Section
E = East	RGE = Range
W = West	TWP = Township
P.R.M. = Permanent Reference Monument	ENCR. = Encroachment
P.C.P. = Permanent Control Point	F.F. = Finish Floor
W.F. = Wood Fence	A/C = Air Conditioner
C.L.F. = Chain Link Fence	Conc. = Concrete
Res. = Residence	SWK = Sidewalk
LS = Arc	STV = Story
R = Radius	Elev. = Elevation
D = Delta	
T = Tangent	
U.E. = Utility Easement	
D.M.E. = Drainage and Maintenance Easement	
I.E. & U.E. = Ingress, Egress & U.E	

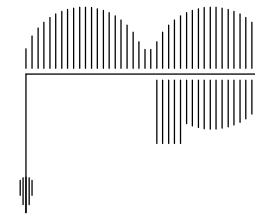


C.A.D. File:	H:\Surveys\32909
Original date:	11/15/2021
Field date:	11/19/2021
(For Up-dates see REVISIONS)	
Sheet 1 of 2	
Original J.N.:	32909

Professional Surveyor License No. 3332

PLAN OF SURVEY

Scale: 1" = 20'



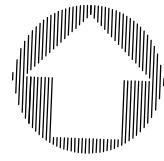
MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

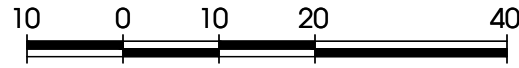
52 SW 81st Avenue - Miami, Florida 33144

(305) 551-6000 - E-mail: docs@pratssurvey.com

Certificate of Authorization No.:4249

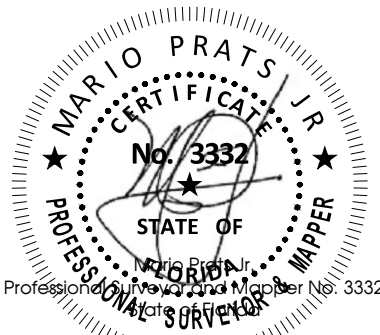
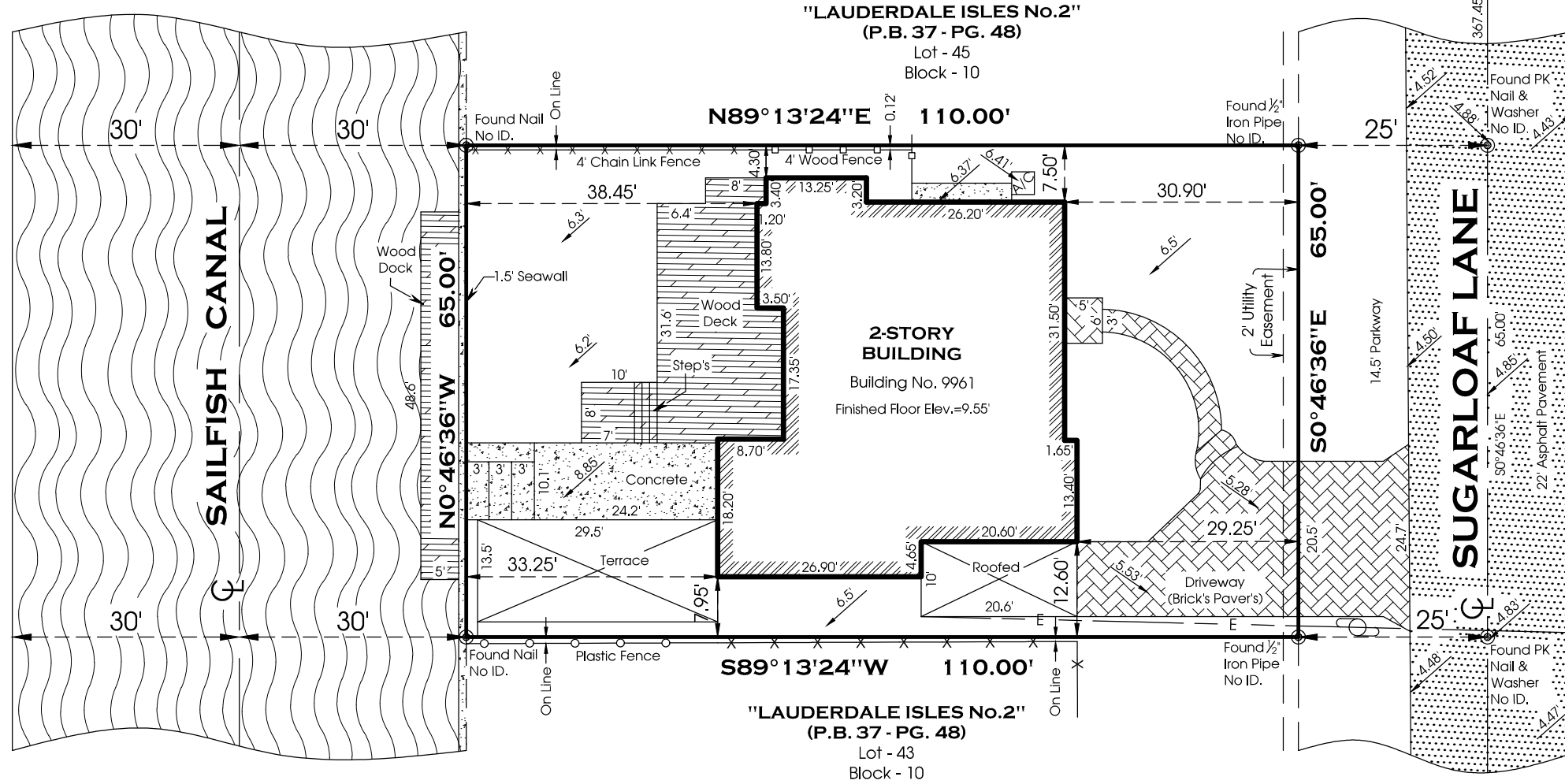


Graphic Scale



Scale in feet

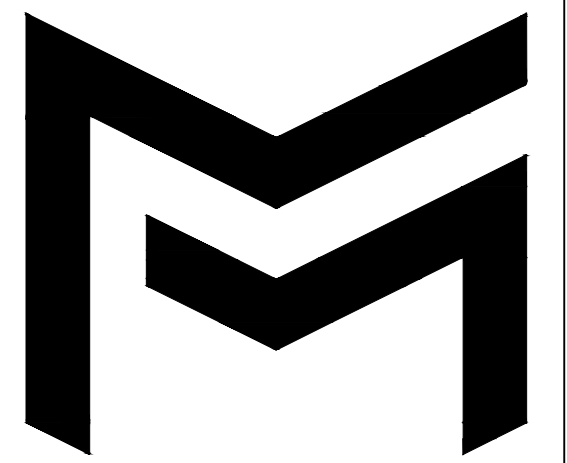
RIVERLAND ROAD



Professional Surveyor and Mapper No. 3332
State of Florida

THIS NOT A VALID CERTIFICATION
WITHOUT THE SURVEYOR'S ORIGINAL
SIGNATURE AND RAISED EMBOSSED
SEAL PRESENT.

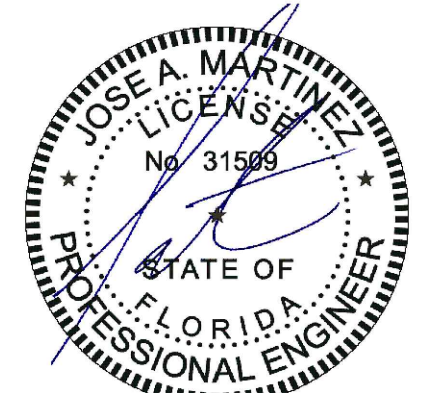
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Original date:	11/15/2021
Field date:	11/19/2021
(For Up-dates see REVISIONS)	
Sheet 2 of 2	
Original J.N.:	32909



MEC DESIGN

6187 NW 167 STREET SUITE: H24
MIAMI, FLORIDA 33015
OFFICE: 305.356.1755
WWW.MECDESIGNMIAMI.COM
ID0001355/IB0000591
AR0007205/PE31509
HOMERO CRUZ, L.I.D.
MANUEL A. VEGA, A.R.
JOSE A. MARTINEZ, P.E.

SEAL:



JOSE A. MARTINEZ

PROJECT NAME:

**COLOMBO
RENOVATION**

PROJECT ADDRESS:

2431 SUGARLOAF LANE
FORT LAUDERDALE, FLORIDA

THIS DRAWING CONTAINS
PROPRIETARY INFORMATION AND IS
THE PROPERTY OF "MEC DESIGN
CONSULTANTS, INC." AND MAY NOT
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CONSULTANTS, INC."

REVISION NO.	DATE	BY

DRAWN BY:

CHECKED BY:

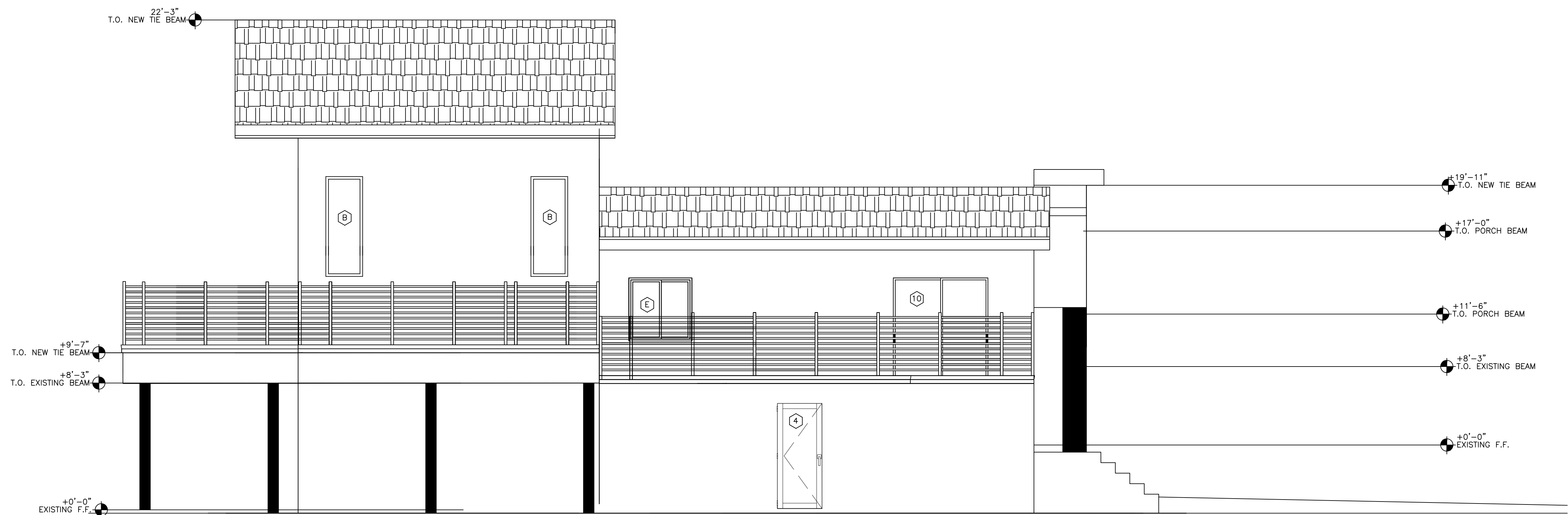
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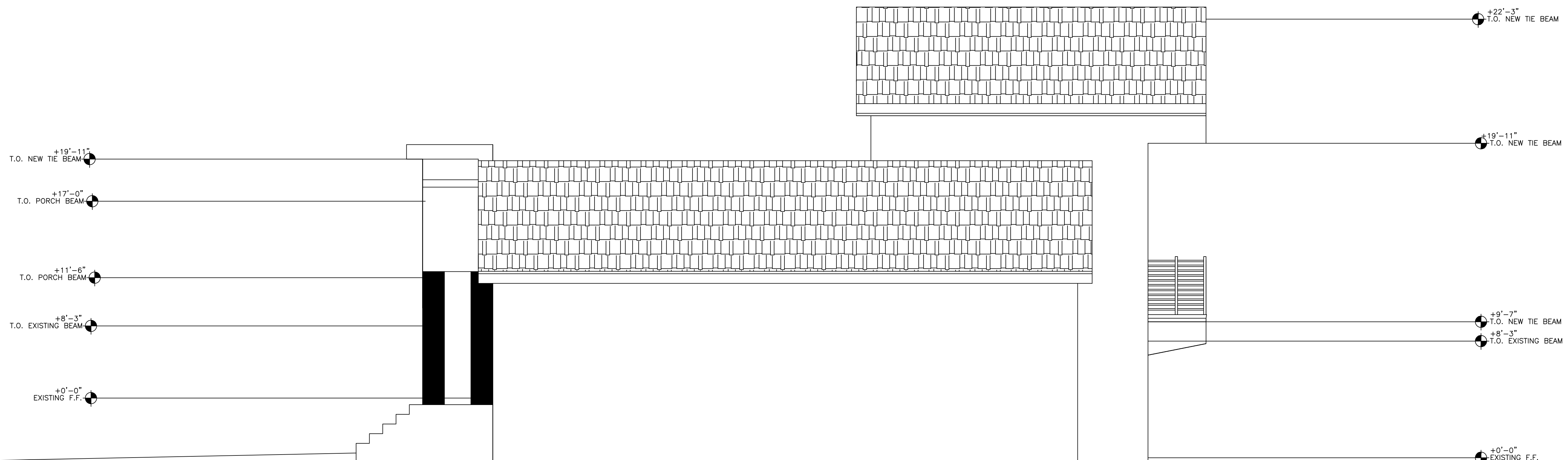
ELEVATIONS

SHEET:

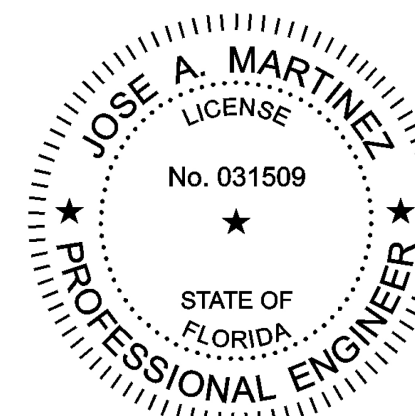
A-202



LEFT ELEVATION
Scale 1/4" = 1'0"



RIGHT ELEVATION
Scale 1/4" = 1'0"



Digitally signed by Jose A. Martinez
DN: c=US, st=Florida, l=Miami, o=MEC Design Consultants, Inc., cn=Jose A. Martinez, email=info@mecdesignmiami.com
Date: 2021.11.03 10:24:11 -04'00'

House front view W





House side view NW



Car Port Area

House side view NE



House back view NE





House back
view E