



## BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale  
City Hall Commission Chambers  
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

Wednesday, March 9, 2022  
6:00 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.**

1.	<b>CASE:</b>	<b>PLN-BOA-21120001</b>
	<b>OWNER:</b>	RIDGE HOUSES 2 LLC
	<b>AGENT:</b>	EDEWAARD, CABOT
	<b>ADDRESS:</b>	629 N.E. 18 <sup>TH</sup> AVENUE, FORT LAUDERDALE, FL 33304
	<b>LEGAL DESCRIPTION:</b>	LOT 8, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
	<b>ZONING DISTRICT:</b>	RS-8- RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	<b>COMMISSION DISTRICT:</b>	2
	<b>REQUESTING:</b>	<b>Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".</b>

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

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet, a total reduction of 2 feet.

**This case was Deferred from the February 9, 2022 Agenda**

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<b>2.</b>	<b>CASE:</b>	<b>PLN-BOA-21120002</b>
	<b>OWNER:</b>	RIDGE HOUSES 2 LLC
	<b>AGENT:</b>	EDEWAARD, CABOT
	<b>ADDRESS:</b>	1765 N.E. 6 <sup>TH</sup> COURT, FORT LAUDERDALE, FL 33304
	<b>LEGAL DESCRIPTION:</b>	LOT 9, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 6,215 SQUARE FEET OR 0.1426 ACRES, MORE OR LESS.
	<b>ZONING DISTRICT:</b>	RS-8 -RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	<b>COMMISSION DISTRICT:</b>	2
	<b>REQUESTING:</b>	<b>Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".</b>

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

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet a total reduction of 2 feet.

**This case was Deferred from the February 9, 2022**

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<b>3.</b>	<b>CASE:</b>	<b>PLN-BOA-22020001</b>
	<b>OWNER:</b>	MANAGENEST LLC
	<b>AGENT:</b>	LAUDY FLORENTINO
	<b>ADDRESS:</b>	1463 SW 29 AVENUE, FORT LAUDERDALE, FL 33312
	<b>LEGAL DESCRIPTION:</b>	Lot 3, Block 1, CHULA VISTA, according to the plat thereof as recorded in Plat Book 22, Page(s) 7, of the Public Records of

Broward County, Florida.

**ZONING DISTRICT:** RS-6.85B - Irregular Residential

**COMMISSION DISTRICT:** 4

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

- Requesting a variance to allow an existing after the fact addition at a side yard setback ( South Side) distance of 6.7 feet whereas the code requires a setback of 7.5 feet, a total decrease in setback of 0.80 feet.

**Sec. 47-3.2.B.1 - Nonconforming structure.**

- A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity. The applicant seeks a variance to allow the alteration of a nonconforming structure that increases its nonconformity by adding 349 square feet to an existing non conforming rear unit.

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**4. CASE:** **PLN-BOA-22020003**

**OWNER:** 10 COLEE LLC- CABOT EDEWAARD

**AGENT:** N/A

**ADDRESS:** 10 SE 17 AVENUE, FORT LAUDERDALE, FL 33301

**LEGAL DESCRIPTION:** Lot 22, Block 2, Amended Plat of OAK RIDGE, according to the plat of recorded in Plat Book 10, Page 48, of the Public Records of Broward County, Florida.  
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,729 square feet or 0.1545 acres, more or less.

**ZONING DISTRICT:** RS-8 - Residential Single Family/Low Medium Density

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".**

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

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet 8 inches, a total reduction of 1 feet 4 inches.

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5. **CASE:** PLN-BOA-22020004

**OWNER:** 10 COLEE LLC- CABOT EDEWAARD

**AGENT:** N/A

**ADDRESS:** 10 SE 17 AVENUE, FORT LAUDERDALE, FL 33301

**LEGAL DESCRIPTION:** Lot 23, Block 2, Amended Plat of OAK RIDGE, according to the plat of recorded in Plat Book 10, Page 48, of the Public Records of Broward County, Florida.  
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6, 957 square feet or 0.1597 acres, more or less.

**ZONING DISTRICT:** RS-8 - Residential Single Family/Low Medium Density

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".**

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

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet 8 inches, a total reduction of 1 feet 4 inches.

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6. **CASE:** PLN-BOA-22020005

**OWNER:** 10 COLEE LLC- CABOT EDEWAARD

**AGENT:** N/A

**ADDRESS:** 10 SE 17 AVENUE, FORT LAUDERDALE, FL 33301

**LEGAL DESCRIPTION:** Lot 24, Block 2, Amended Plat of OAK RIDGE, according to the plat of recorded in Plat Book 10, Page 48, of the Public Records of Broward County, Florida.  
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,105 square feet or 0.1631 acres, more or less.

**ZONING DISTRICT:** RS-8 - Residential Single Family/Low Medium Density

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides:**

**“If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located”.**

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

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet 3 inches, a total reduction of 1 feet 9 inches.

**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.**