



**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 RESULTS**

- 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. CASE:** PLN-BOA-21120001

**OWNER:** RIDGE HOUSES 2 LLC

**AGENT:** EDEWAARD, CABOT

**ADDRESS:** 629 N.E. 18<sup>TH</sup> AVENUE, FORT LAUDERDALE, FL 33304  
LOT 8, BLOCK 20, VICTORIA PARK, ACCORDING TO THE  
PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE  
**LEGAL DESCRIPTION:** 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA

**ZONING DISTRICT:** RS-8- RESIDENTIAL SINGLE FAMILY/LOW MEDIUM  
DENSITY

**COMMISSION DISTRICT:** 2

**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, a total reduction of 2 feet.

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

**Motion** to defer passed 5-1.

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**2. CASE:** PLN-BOA-21120002

**OWNER:** RIDGE HOUSES 2 LLC

**AGENT:** EDEWAARD, CABOT

**ADDRESS:** 1765 N.E. 6<sup>TH</sup> COURT, FORT LAUDERDALE, FL 33304  
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.

**LEGAL DESCRIPTION:**

**ZONING DISTRICT:** RS-8 -RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

**COMMISSION DISTRICT:** 2

**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 a total reduction of 2 feet.

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

**Motion** to defer passed 5-1.

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**3. CASE:** PLN-BOA-22020001  
**OWNER:** MANAGENEST LLC  
**AGENT:** LAUDY FLORENTINO  
**ADDRESS:** 1463 SW 29 AVE, FORT LAUDERDALE, FL 33312  
**LEGAL DESCRIPTION:** 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.

**Motion** to approve regarding Sec. 47-39.A.6.F. passed 7-0.

**Motion** to approve regarding Sec. 47-3.2.B.1 passed 5-2.

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<b>4. CASE:</b>	<b>PLN-BOA-22020003</b>
<b>OWNER:</b>	10 COLEE LLC- CABOT EDEWAARD
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	10 SE 17 AVE, FORT LAUDERDALE, FL 33301 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.
<b>LEGAL DESCRIPTION:</b>	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.
<b>ZONING DISTRICT:</b>	RS-8 - Residential Single Family/Low Medium Density
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</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".

**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.

**Motion** to defer passed 7-0.

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<b>5.</b>	<b>PLN-BOA-22020004</b>
<b>OWNER:</b>	10 COLEE LLC- CABOT EDEWAARD
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	10 SE 17 AVE, FORT LAUDERDALE, FL 33301 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.
<b>LEGAL DESCRIPTION:</b>	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.
<b>ZONING DISTRICT:</b>	RS-8 - Residential Single Family/Low Medium Density
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</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".

**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.

**Motion** to defer passed 7-0.

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

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

**AGENT:** N/A

**ADDRESS:** 10 SE 17 AVE, FORT LAUDERDALE, FL 33301  
 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.

**LEGAL DESCRIPTION:** 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.

**Motion** to defer passed 7-0.

V. **COMMUNICATION TO THE CITY COMMISSION**

VI. **FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**