



BOARD OF ADJUSTMENT MEETING

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

Wednesday, April 13, 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.	CASE:	PLN-BOA-21120001
	OWNER:	RIDGE HOUSES 2, LLC
	AGENT:	LOCHRIE & CHAKAS, P.A.
	ADDRESS:	629 N.E. 18 TH AVENUE, FORT LAUDERDALE, FL., 33304
	LEGAL DESCRIPTION:	LOT 8, 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
	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 March 9, 2022 Agenda.

2.

CASE: PLN-BOA-21120002

OWNER: RIDGE HOUSES 2, LLC

AGENT: LOCHRIE & CHAKAS, P.A.

ADDRESS: 1765 N.E. 6TH COURT, FORT LAUDERDALE, FL., 33304

LEGAL DESCRIPTION: 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.

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 March 9, 2022 Agenda.

3.	CASE:	PLN-BOA-22020003
	OWNER:	10 COLEE, LLC
	AGENT:	CABOT EDEWAARD
	ADDRESS:	10 S.E. 17 th 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.

This case was Deferred from the March 9, 2022 Agenda.

4.	CASE:	PLN-BOA-22020004
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OWNER: 10 COLEE, LLC

AGENT: CABOT EDEWAARD

ADDRESS: 10 S.E. 17TH 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.

This case was Deferred from the March 9, 2022 Agenda.

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

OWNER: 10 COLEE, LLC

AGENT: CABOT EDEWAARD

ADDRESS: 10 S.E. 17TH 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.

This case was Deferred from the March 9, 2022 Agenda.

6. CASE: **PLN-BOA-22020002**

OWNER: NELSON & JASMIN FERNANDEZ

AGENT: STEPHANIE J. TOOTHAKER, ESQ.

ADDRESS: 1342 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL., 33316

LEGAL DESCRIPTION:

THE NORTH HALF (N 1/2) OF LOT 14 AND LOT 15, BLOCK 22, RESUBDIVISION IN BLOCK 22 - RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH: ALL OF LOT 21 AND THAT PORTION OF LOT 22, BLOCK 22, RIO VISTA ISLES, ACCORDING TO THE PLAT OF A RESUBDIVISION IN BLOCK 22. - RIO VISTA ISLES, RECORDED IN PLAT BOOK 23 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY; FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 21 AND RUNNING THENCE SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF LOTS 21 AND 22, A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 114.68 FEET TO THE MIDPOINT ON THE EASTERLY BOUNDARY LINE OF LOT 14, BLOCK 22; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 22 AND 21, BLOCK 22, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 109.99 FEET TO THE POINT OF BEGINNING.

ZONING DISTRICT:

RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT:

4

REQUESTING:

Section 47-2.2. G.1.a. -Grade

- Requesting a variance to determine the grade of the primary, habitable, structure by calculating eighteen (18) inches above the crown of road at Ponce de Leon abutting the property, (At the highest point), where the Code states average grade shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. As per submitted plans.

7.

CASE:

PLN-BOA-22030003

OWNER:

TERRANCE BOYNTON & JULIE BOYNTON

AGENT:

STEPHANIE J. TOOTHAKER, ESQ.

ADDRESS:

2873 N.E. 24TH STREET, FORT LAUDERDALE, FL., 33305

LEGAL DESCRIPTION:

LOT 10, BLOCK 24 OF CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT:

RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

COMMISSION DISTRICT: 1

REQUESTING: **Section 47-19.2.BB.1- Swimming pools, hot tubs and spas.**

- Requesting a variance to allow an After the Fact swimming pool be located 3.8 feet from the rear property line where the code requires a minimum of 5 feet from the rear property line. A total reduction of 1.2 feet.

8. **CASE:** **PLN-BOA-22030004**

OWNER: JAMES VERRILLO

AGENT: DEENA GRAY, ESQ.

ADDRESS: 3095 N.E. 42ND STREET, FORT LAUDERDALE, FL., 33308

LEGAL DESCRIPTION: LOT 12, BLOCK L, OF "CORAL RIDGE COUNTRY CLUB ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.**

- Requesting a variance to allow a glass panel fence/guard to be installed between the pilings on the dock where the code permits only mooring devices be installed/attached to a dock or seawall.

9. **CASE:** **PLN-BOA-22030005**

OWNER: 770 FT. LAUDERDALE, L.L.C.

AGENT: GRAHAM PENN, ESQ.

ADDRESS: 210 S. ANDREWS AVENUE, #R-D1, RD-2 and RD-3, FORT LAUDERDALE, FL., 33301

LEGAL DESCRIPTION:

CONDOMINIUM UNIT NO(S). R-D1, R-D2, AND R-D3, OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, BY NRI PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED APRIL 3, 2006, IN BOOK 41742, PAGES 368 THROUGH 461 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED APRIL 27, 2006, IN BOOK 41907, PAGE 694 OF OFFICIAL RECORDS; AS AFFECTED BY SECOND AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM RECORDED JULY 6, 2006, IN BOOK 42348 PAGE 1117 OF OFFICIAL RECORDS; AS AFFECTED BY THIRD AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 14, 2006, IN BOOK 42589, PAGE 344 OF OFFICIAL RECORDS; AS AFFECTED BY FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED NOVEMBER 16, 2006, IN BOOK 43129, PAGE 643 OF OFFICIAL RECORDS; AS AFFECTED BY FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 11, 2008, IN BOOK 45604, PAGE 525 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM RECORDED FEBRUARY 24, 2009 IN BOOK 46007, PAGE 970 OF OFFICIAL RECORDS; AS AFFECTED BY SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED AUGUST 5, 2010, IN BOOK 47280, PAGE 1574 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO DECLARATION OF MUSEUM PLAZA, A COMMERCIAL CONDOMINIUM, RECORDED JANUARY 28, 2011, IN BOOK 47681, PAGE 1231 OF OFFICIAL RECORDS; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO BY-LAWS, RECORDED JUNE 25, 2003, IN BOOK 49923, PAGE 1596 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

ZONING DISTRICT:

RAC-CC- CITY CENTER DISTRICT

COMMISSION DISTRICT:

4

REQUESTING:

Section 47-18.8. I.1.- Outdoor space requirements.

- Requesting a variance to waive the outdoor space requirements per ULDR 47-18.8. (I).1. Except as expressly provided in subsections I.2 and 3, there shall be fifty (50) square feet of usable ground level outdoor space per child with a minimum of one thousand five hundred (1,500) square feet of which three hundred (300) square feet shall be landscaping. Usable outdoor space shall not include parking areas and vehicular use or sidewalks and shall be calculated by multiplying the minimum outdoor

square footage requirement by one-half the licensed capacity of the facility. This facility is proposing an occupancy of 108 children requiring a total of 2,700 square feet of outdoor space. The applicant is requesting reducing the required 2,700 square feet of outdoor space, of which 300 square feet is landscaping to 0 (Zero) square feet.

Section 47-18.8. J.2.- Dispersal requirements.

- Requesting a variance to waive the dispersal requirements per ULDR 47-18.8. (J).2
The dispersal requirements shall not apply to family day care homes, on-site corporate/employer sponsored child day care facilities or to child day care facilities located in nonresidential districts. However, a child day care facility proposed to be located in a nonresidential district shall be one thousand five hundred (1,500) feet from any existing child day care facility or any existing social service residential facility (SSRF), as defined in [Section 47-18.32](#), excluding level I SSRF located in a residential district. As per the City GIS Map there are Three child day care centers within 1500 feet radius.

Section 47-18.8. L.- Buffer requirements.

- Requesting a variance to waive the buffer wall or landscaped fence requirements, for 1-3 below.

Buffer requirements. In addition to all other applicable landscaping requirements provided in the ULDR, the following requirements shall apply to parcels of land on which child day care facilities exist:

1. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any other property, the following physical barriers will be required:
 - a. A wall in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, located along the property line between the outdoor space and adjacent residential property; and
 - b. A landscaped fence, between the outdoor space and adjacent nonresidential property.
2. Where the ground level outdoor play area of a child day care facility is within fifty (50) feet of any street, a landscaped fence or wall shall be required, in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges, to be located along the property line between the outdoor space and the adjacent street.
3. A landscape fence or wall as required in this section shall be constructed in accordance with the following requirements:

- a. A landscape fence shall be constructed of wood or chainlink fence six (6) feet in height with a landscape strip at least two (2) feet wide between the fence and the adjoining property and include densely planted shrubs or trees at least four (4) feet high at the time of planting and attaining maturity at a minimum height of six (6) feet.
- b. A wall six (6) feet in height, opaque with no open areas viewed from any angle, shall be installed in accordance with the standards provided in [Section 47-19.5](#).

10.	CASE:	PLN-BOA-22030006
	OWNER:	THRIVE DEVELOPMENT GROUP LLC
	AGENT:	CRUSH LAW, P.A. – JASON S. CRUSH, ESQ.
	ADDRESS:	710-726 N.W. 5 TH AVENUE, FORT LAUDERDALE, FL., 33311
	LEGAL DESCRIPTION:	PARCEL 5 LOTS 22, 23, AND 24, BLOCK 282, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING BROWARD COUNTY, FLORIDA. PARCEL 6 LOTS 25, 26, AND 27, BLOCK 282, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. PARCEL 7 LOTS 21, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 AND THE EAST ½ OF LOTS 38, 39, 40, 41, AND 42, BLOCK 282, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING BROWARD COUNTY, FLORIDA. PARCEL 8 THE WEST ½ OF LOTS 38, 39, 40, 41, AND 42 AND ALL OF LOTS 43, 44, 45, 46, 47 AND 48, BLOCK 282, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; SOLD LANDS NOW SITUATE IN BROWARD COUNTY, FLORIDA.
	ZONING DISTRICT:	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS
	COMMISSION DISTRICT:	2

REQUESTING:

Sec. 47-19.2. Z.1.- Roof mounted structures.

- Requesting a variance to omit the required roof top equipment screening required to be of materials matching the construction of the building. The Developer wishes to paint murals matching the motif of the muralized building and roof.

11.

CASE:

PLN-BOA-22030007

OWNER:

THRIVE DEVELOPMENT GROUP LLC

AGENT:

CRUSH LAW, P.A. – JASON S. CRUSH, ESQ.

ADDRESS:

701-745 N.W. 5TH AVENUE, FORT LAUDERDALE, FL., 33311

LEGAL DESCRIPTION:

PARCEL 1 LOTS 7, 8, 9, 10, AND 11, BLOCK 281, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. **PARCEL 2** LOTS 12, 13, 14, 15 AND 16, BLOCK 281, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LAND NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. **PARCEL 3** LOTS 17, 18, 19, AND 20, BLOCK 281, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LAND NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. **PARCEL 4** LOTS 21, 22, 23, AND 24, BLOCK 281, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SOLD LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ZONING DISTRICT:

B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

COMMISSION DISTRICT:

2

REQUESTING:

Sec. 47-19.2. Z.1.- Roof mounted structures.

- Requesting a variance to omit the required roof top equipment screening required to be of materials matching the construction of the building. The Developer wishes to paint murals matching the motif of the muralized building and roof.

V. **COMMUNICATION TO THE CITY COMMISSION**

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

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.