



## **BOARD OF ADJUSTMENT MEETING**

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

Wednesday, May 11, 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.**

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<b>1.</b>	<b>CASE:</b>	<b>PLN-BOA-22030003</b>
	<b>OWNER:</b>	TERRANCE BOYNTON & JULIE BOYNTON
	<b>AGENT:</b>	STEPHANIE J. TOOTHAKER, ESQ.
	<b>ADDRESS:</b>	2873 N.E. 24 <sup>TH</sup> STREET, FORT LAUDERDALE, FL., 33305
	<b>LEGAL DESCRIPTION:</b>	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.
	<b>ZONING DISTRICT:</b>	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
	<b>COMMISSION DISTRICT:</b>	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.

**This case was Deferred from the April 13, 2022 Agenda.**

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- 2. CASE:** **PLN-BOA-22040001**
- OWNER:** HARVARD@SHANE INVESTMENT GROUP LLC
- AGENT:** AL HARVARD
- ADDRESS:** 1300 NW 1<sup>ST</sup> AVENUE, FORT LAUDERDALE, FL., 33311
- LEGAL DESCRIPTION:** LOT 13, LESS THE SOUTH 15 FEET THEREOF, BLOCK 81, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- ZONING DISTRICT:** RDS-15 -RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A) Minimum corner yard(ft) for a single-family dwelling is twenty-five (25) percent of lot width but not less than ten (10) feet nor greater than twenty-five (25) feet.**
- The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet. A total reduction of 8 feet.
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- 3. CASE:** **PLN-BOA-22040002**
- OWNER:** STEPHEN CAREY VILLENEUVE & STEPHANIE LAVIGNE VILLENEUVE
- AGENT:** N/A
- ADDRESS:** 400 NE 9TH AVENUE, FORT LAUDERDALE, FL., 33301
- LEGAL DESCRIPTION:** LOT 23 AND THE SOUTH 10 FEET OF LOT 22, BLOCK 8, OF HOLMBERG & MC KEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF

THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID  
LANDS SITUATE, LYING AND BEING IN BROWARD

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

**COMMISSION DISTRICT:** 2

**REQUESTING:** **Sec. 47-5.31 -Table of dimensional requirements for the RS-8 district**

- Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a side yard (North) setback of 2.88 feet, a total reduction request of 2.12 feet.
- Requesting a variance from the 15 feet minimum corner yard requirement (25% of lot width but not greater than 25 ft.) of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a corner yard (South) setback of 12.63 feet, a total reduction request of 2.37 feet.

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.**