

BOARD OF ADJUSTMENT MEETING

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

Tuesday, March 7, 2023
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.**

1. CASE:	PLN-BOA-23010002
OWNER:	DINH, HAMY; NGUYEN, KHANH
AGENT:	JOSHUA ABRAMS/CARMEN DECLERCQ
ADDRESS:	2500 SW 21 STREET, FORT LAUDERDALE, FL., 33312
LEGAL DESCRIPTION:	THE WEST ONE HALF (W ½) OF THE SOUTH 100 FEET OF THE NORTH ONE HALD (N ½) OF LOT 9, BLOCK 10 OF AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BRICKELL'S SUBDIVISION, ACCORDING TO THE PLAT THEROD, AS RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4

REQUESTING:

Sec. 47-19.2. P - Freestanding shade structures

- Requesting a variance to install two (2) free standing temporary shade structures in the front yard, whereas the code limits one (1) freestanding shade structure and only within the required rear yard.
- Requesting a variance to allow two (2) proposed temporary free standing shade structures at 12-foot x 20 foot = 240 square feet each, whereas the code allows a maximum of 200 square feet each, a total increase of 40 square feet per structure.

Motion to approve failed 1-5.

2. CASE:

PLN-BOA-23020004

OWNER:

ARMSTRONG, SHARON H/E; ARMSTRONG, STEVEN

AGENT:

N/A

ADDRESS:

1208 MANDARIN ISLE, FORT LAUDERDALE, FL., 33315-1647

LEGAL DESCRIPTION:

LOT 41, OF "SOUTH NEW RIVER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT:

RS-8 – RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT:

4

REQUESTING:

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

- Requesting a variance to allow a garage and a second floor living space at a front yard setback of 24.10 feet, whereas the code allows a minimum of 25 feet setback, a total variance request to reduce the front setback by 0.90 feet.

Note: This property had an existing non-conforming garage at the same location (24.10 feet) which was demolished.

Motion to approve passed 6-0.

3. CASE:

PLN-BOA-23020005

OWNER:

CHARLES MINEO H/E; JANET H MINEO

AGENT:

N/A

ADDRESS:

1524 SW 18 TERRACE, FORT LAUDERDALE, FL., 33312

LEGAL DESCRIPTION: LOT 45, LAUDERDALE ISLES NO. 1, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 31, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

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

COMMISSION DISTRICT: 4

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

- Requesting a variance to allow a rear porch at a setback distance of 20.1 feet, whereas the code allows a minimum setback of 25 feet on waterway, a total setback variance request of 4.9 feet.

Motion to approve with conditions passed 6-0.

4. CASE: **PLN-BOA-22070002**

OWNER: JOHNSTON, DAVID

AGENT: SLAZYK, ERIC

ADDRESS: 1010 SW 14th TERRACE, FORT LAUDERDALE, FL., 33312

LEGAL DESCRIPTION: A PORTION OF PARCEL “C” GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED ON THE SURVEY

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

COMMISSION DISTRICT: 4

REQUESTING:

Sec. 47-24.12. A.10. - Expiration of approval. The variance shall expire and become null and void unless a building permit to implement the improvements authorized by the variance or special exception is secured within one hundred eighty (180) days from the effective date of approval, or within such lesser time as the board may proscribe, which such lesser period of time shall not be less than thirty (30) days from the effective date of approval. Upon a motion for extension of time being filed by an applicant, for good cause shown, the board may grant an additional extension of time beyond the time initially proscribed in the final order, such additional extension of time not to exceed one hundred eighty (180) days, within which the building permit must be secured.

- A request/motion for extension of time for an additional 180 days (until September 09, 2023).

Motion to grant a 180-day extension passed 6-0.

- I. **COMMUNICATION TO THE CITY COMMISSION**
- II. **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.