



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department (Lobby)
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

To watch and listen to the Board of Adjustment Meeting Visit:

<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

Wednesday, August 9, 2023
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- 23010001
	OWNER:	CICALE, COURTNEY L & BRYAN
	AGENT:	N/A
	ADDRESS:	1724 SW 4 STREET, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 7, SANFORD D. ADLER SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	4

REQUESTING: **Sec. 47-19.2.EE. - Utility and tool sheds, residential districts.**

- Requesting a variance to increase the maximum allowable height of a shed from 10 feet high to 12.5 feet high, a total variance request for an increase in height of 2.5 feet.
- Requesting an increase in the maximum allowable area of a shed from 100 square feet to 160 square feet, a total variance request for an increase in area of 60 square feet.
- Requesting an increase from the maximum allowable length of any side of a shed from 12 feet to 16 feet, a total variance request for an increase in length of 4 feet.

This case was Deferred from the July 12, 2023, BOA meeting Agenda.

2. CASE: **PLN-BOA-23030003**

OWNER: WALTON, MICHAEL RAYMOND; LOFRIA, MICHELE

AGENT: N/A

ADDRESS: 5560 NE 26 AVENUE, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: LOT 2, BLOCK 3, "GOLF ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)

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

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-19.2. P.- Freestanding shade structures.**

- Requesting a variance to allow an existing freestanding shade structure to have a maximum height of 14 feet whereas the code allows a maximum height of 12 feet measured from the ground to the top of the structure. A total variance request of 2 feet in height.
- Requesting a variance to allow an existing freestanding shade structure to have a setback of 7 feet FROM WATER WAY whereas the code requires a minimum of 10 feet setback FROM WATERWAY a total variance request of 3 feet.
- Requesting a variance to allow an existing freestanding shade structure to have a total area of 226.08 square feet for that portion of the structure protruding into the required yard area whereas the code allows a maximum of 200 square feet. A total variance request of 26.08 square feet

This case was Deferred from the July 12, 2023, BOA meeting Agenda.

3. **CASE:** **PLN-BOA-23060001**

OWNER: F & F INVESTMENT GROUP LLC

AGENT: NEAL R. KALIS ESQ.

ADDRESS: 2935 RIVERLAND ROAD, FORT LAUDERDALE FL 33312

LEGAL DESCRIPTION: PARCEL A-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13, OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 1, AT PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECT/ON OF THE NORTH RIGHT-OF WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13; THENCE NORTH 83°45'17" EAST A DISTANCE OF 95.12 FEET TO A POINT; THENCE SOUTH 00°00'42" WEST; A DISTANCE OF 106.85 FEET; THENCE SOUTH 78°55'01" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVERLAND ROAD, A DISTANCE OF 96.33 FEET TO THE POINT OF BEGINNING. AND CONTAINING 10,485.39 SQ.FT. OR 0.240 ACRES. (SEE SURVEY)

ZONING DISTRICT: RS-3.52 – IRREGULAR RESIDENTIAL

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-39. A.6.F.1.-Side yards**

- Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

This case was Deferred from the July 12, 2023, BOA meeting Agenda.

4. **CASE:** **PLN-BOA- 23060002**

OWNER: RIVER REACH INC

AGENT: DENISE WILLIAMS; ALLIE INBERG

ADDRESS: 949 RIVER REACH DRIVE, FORT LAUDERDALE, FL 33315

LEGAL DESCRIPTION: PARCELS A AND B OF HARBOR ISLAND, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 59, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. (SEE SURVEY)

ZONING DISTRICT: RMH-25 - RESIDENTIAL MULTIFAMILY HIGH RISE/MEDIUM HIGH DENSITY

COMMISSION DISTRICT: 4

REQUESTING: Sec. 47-22.3. G. -Ground sign.

- Requesting a variance to allow a ground sign to be ninety-one (91) square feet, whereas the code allows a maximum of twenty-four (24) square feet, a total variance request of sixty-seven (67) feet.

5. CASE: **PLN-BOA-23070001**

OWNER: J E M LANDMARK LLC; ELSIE CHAN

AGENT: VLADANA ALEHAN-BRIZUELA

ADDRESS: 3337 NE 33 STREET, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: LOT 7, BLOCK 7 OF GALT OCEAN MILE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BLOOK 34, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT: CB- COMMUNITY BUSINESS

COMMISSION DISTRICT: 1

REQUESTING: Sec. 5-26 - Distance between establishments.

- Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is one hundred eleven (111) feet from one establishment licensed to sell alcoholic beverages and two hundred fifty-five (255) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance between one establishment from three hundred (300) feet to one hundred eleven (111) feet, a total reduction of one hundred eighty-nine (189) feet and from another establishment from three hundred (300) feet to two hundred fifty-five (255) feet, a total reduction of forty-five (45) feet, respectively.

6. CASE: **PLN-BOA-23070003**

OWNER: 1201 BAYVIEW CORP

AGENT: HEATHER GRIMES

ADDRESS: 1201 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33304

LEGAL DESCRIPTION: LOT 11, IN BLOCK "G", OF BEACHWAY HEIGHTS, UNIT "A". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT: RS-4.4 – RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

COMMISSION DISTRICT: 1

REQUESTING: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district

- Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

V. **COMMUNICATION TO THE CITY COMMISSION**

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

Regular BOA Meeting Date Change. Reschedule Wednesday, September 13, 2023 meeting to Thursday, September 21, 2023.

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.