



BOARD OF ADJUSTMENT MEETING

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

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

Wednesday, October 11, 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-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:	<u>Sec. 47-19.1. L. - General requirements.</u>

- Requesting a variance to allow a free-standing shade structure to be 17.44' high, whereas the code does not allow a freestanding shade structure to exceed the height of the principal structure, which is 14.8' high. A total variance request of 2.64 feet in height.

Sec. 47-19.2. P.- Freestanding shade structures.

- Requesting a variance to allow an existing freestanding shade structure to have a maximum height of 17.44 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 5.44 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.

This case was Deferred from the August 9, 2023, BOA meeting Agenda.

2.	CASE:	PLN-BOA-23070005
	OWNER:	JUAREZ, ERNESTO J & ADDIS D
	AGENT:	N/A
	ADDRESS:	2825 SW 13 COURT, FORT LAUDERDALE FL 33312
	LEGAL DESCRIPTION:	LOT 10, BLOCK 12 OF THE "GILLCREST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	4
	REQUESTING:	<u>Sec. 47-19.2.EE - Utility and tool sheds, residential districts.</u>

- Requesting a variance to allow an existing Utility and tool shed to have a total area of 212.37 square feet, whereas the code allows a maximum of 100 square feet. A total variance request of 112.37 square feet.
- Requesting a variance to allow an existing Utility and tool shed to have a maximum side length of 19.8 feet, whereas the code allows a maximum side length of 12 feet. A total variance request of 7.8 feet.
- Requesting a variance to allow an existing Utility and tool shed to have a maximum height of 10'-2" above the finish floor of the principal structure, whereas the code allows a maximum height of 10'-0" above the finish floor of the principal structure. A total variance request of 0'-2".

3. **CASE:** **PLN-BOA-23080004**

OWNER: 2500 RIVERLAND LLC

AGENT: NICOLLE DELGADO

ADDRESS: 2500 RIVERLAND RD, FORT LAUDERDALE, FL 33312

LEGAL DESCRIPTION: LOT 7, PALM GROVE ACRES, ACORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)

ZONING DISTRICT: RS-3.52 - IRREGULAR RESIDENTIAL

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-39. A.6.D.- Height.**

- Requesting a variance to allow a new single-family residence to have a maximum height of 29 feet, whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor at the exterior elevation. A total variance request of 9 feet.

4. **CASE:** **PLN-BOA-23090001**

OWNER: PALM MEADOW HOLDINGS LLC; %SF PROPERTY MANAGEMENT

AGENT: PRIME GROUP MANAGEMENT, LLC/ RICK PENA

ADDRESS: 640 INTRACOASTAL DR, FORT LAUDERDALE, FL 33304

LEGAL DESCRIPTION: LOT 12 AND THEAT PART OF LOT 11, BLOCK 6, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, 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 allow a new rooftop trellis to have a maximum height to the top of the structure of 36 feet above the first level finish floor, whereas the code allows a maximum height of 35 feet above the first level finish floor. A total variance request of 1 foot.

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.