



## BOARD OF ADJUSTMENT MEETING

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

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Meeting Visit:

<https://www.fortlauderdale.gov/government/BOA>  
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Wednesday, August 14<sup>th</sup>, 2024  
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.	<b>CASE:</b>	<b>PLN-BOA-24050002</b>
	<b>OWNER:</b>	CITY OF FORT LAUDERDALE
	<b>AGENT:</b>	FREDDY ANDRES ARGUDO
	<b>ADDRESS:</b>	5900 HAWKINS ROAD, FORT LAUDERDALE, FL 33309
	<b>LEGAL DESCRIPTION:</b>	A PORTION PF TRACTS "B" AND "C", "PALM AIRE VILLAGE 4 <sup>TH</sup> SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	<b>ZONING DISTRICT:</b>	CC - COMMERCE CENTER DISTRICT
	<b>COMMISSION DISTRICT:</b>	1

REQUESTING:

**Sec 47-21.13. B.1.a.- Landscape requirements for all zoned districts.**

- Requesting a variance to reduce the minimum tree requirement of one (1) tree per 1,000 square feet of net lot area to one (1) tree per 2000 square feet of net lot area, a total variance request of 46 trees.

Note: The Applicant is requesting to place the trees covered by this variance on adjacent property owned by the Applicant to the north of the development site.

Breakdown:            Total required 93,000 sf /1000= 93 trees  
                                 Total provided 93,000 sf/ 2000= 47 trees  
                                 Total Reduction = 46 trees

**This case was deferred from the July 10, 2024, BOA meeting agenda.**

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<b>2.</b>	<b>CASE:</b> <b>OWNER:</b> <b>AGENT:</b> <b>ADDRESS:</b> <b>LEGAL DESCRIPTION:</b>  <b>ZONING DISTRICT:</b> <b>COMMISSION DISTRICT:</b> <b>REQUESTING:</b>	<b>PLN-BOA-24050007</b> CARNEY, CHRIS W & BARBARA J; CARNEY FAM TR ETAL NICOLE PEREZ 2122 NORTH EAST 67 STREET, FORT LAUDERDALE, FL 33308 LOT 1, BLOCK 45, "IMPERIAL POINT 5 <sup>TH</sup> SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY) RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY 1 <b><u>Sec 47-19.5.B.1.d- Fences, walls and hedges</u></b>
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<b>3.</b>	<b>CASE:</b> <b>OWNER:</b> <b>AGENT:</b> <b>ADDRESS:</b>  <b>LEGAL DESCRIPTION:</b>  <b>ZONING DISTRICT:</b> <b>COMMISSION DISTRICT:</b>	<b>PLN-BOA-24060002</b> L & A BEACH HOLDINGS LLC DAVID EMMA SANTIAGO 225 SOUTH FORT LAUDERDALE BEACH BLVD, FORT LAUDERDALE, FL 33316 LOT 7, BLOCK 3, LAS OLAS BY THE SEA, ACCORDING TO R-AMENDED PLAT THEREOF AS RECORDED PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY) PRD - PLANNED RESORT DEVELOPMENT DISTRICT 2

**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 two-hundred seventy-six (276) feet from an establishment licensed to sell alcoholic beverages. Requesting a total distance of separation reduction of twenty-four (24) feet, respectfully.

**4.**

**CASE:**

**PLN-BOA-24070001**

**OWNER:**

WILLIAM F ADER JR TR; ADER, ROBERT TRSTEE

**AGENT:**

ANDREW SCHEIN, ESQ

**ADDRESS:**

2925 EAST COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308

**LEGAL DESCRIPTION:**

LOT 9, BLOCK 3 OF "CORAL RIDGE COMMERCIAL BOULEVARD ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**ZONING DISTRICT:**

CB - COMMUNITY BUSINESS

**COMMISSION DISTRICT:**

1

**REQUESTING:**

**Sec. 47-18.21. H.3- Landscaping and open space requirements.**

- Requesting a variance to permit a mixed-use development without a public plaza, whereas the ULDR Section 47-18.21. H.3 requires a 1,400.00 SF public plaza.

**Sec. 47-18.21. I.2- Dimensional requirements.**

- Requesting a variance to permit a mixed-used development on a 3,500.00 SF lot, whereas ULDR Section 47-18.21. I.2 requires a minimum lot size of 10,000.00 SF, a total variance reduction request of 6,500 SF.

**Sec. 47-18.21. I.5- Dimensional requirements.**

- Requesting a variance to permit a mixed-used development on a 35' wide lot, whereas ULDR Section 47-18.21. I.5 requires a minimum lot width of 100 feet, a total variance reduction of 65 feet.

**5.**

**CASE:**

**PLN-BOA-24070002**

**OWNER:**

BERTANZETTI, MATTHEW; MATTHEW BERTANZETTI REV TR

**AGENT:**

ANDREW SCHEIN, ESQ

**ADDRESS:**

2617 ACACIA COURT, FORT LAUDERDALE, FL 33301

**LEGAL DESCRIPTION:**

LOT 9, BLOCK 4, THE REVISED PLAT OF BLOCK 4-IDLEWYLD, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 15, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**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. (Note A)**

- Requesting a variance to build a garage at an east side yard setback of 2'9", whereas the code requires a minimum of 5 feet, a total reduction request of 2'3".

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.**