



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 2nd, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 14th, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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:	<u>Sec. 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u>

- 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".

To watch and listen to the meeting, please visit:
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-24070002

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA- 24070002

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

(Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall

	<p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
<p>Minimum distance between buildings</p>	<p>None</p>	<p>None</p>

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Records

Showing 1-33 of 33

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Sheet #	Dir	Sheet Name	Type	U
<input type="checkbox"/>	PLN-BOA-24070002		B rtanzetti Home	Z- Board of Adjustm nt (BOA)	53		2617		ACACIA	CT	
<input type="checkbox"/>	BT-SLP-20010025		BERTANZETTI,MATTHEW ERIK e	Prof ssional Busin ss Tax R c ipt (Stat ,County,F d ral,R gist r d, tc.)	0		2617		ACACIA	CT	
<input type="checkbox"/>	CE17041685	BULK TRASH LEFT ON STREET	BERTANZETTI,MATTHEW E & JACO...	Cod Cas			2617 e		ACACIA e	CT	
<input type="checkbox"/>	VIO-CE17041685_1e	BULK TRASH LEFT ON STREET	BERTANZETTI,MATTHEW E & JACO... e	Violation-CODE H aring	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-15041945	NAT GAS LINE TO NEW WM & 2 OUTDOOR GAS LIGHTS e	NAT GAS LINE TO NEW WM & 2 O...	Plumbing Gas P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-15032243 e	INSTALL MASONRY/CONCRETE ARCHED W/ALUM. GATE & amp...	INSTALL MASONRY/CONCRETE ARC...	F nc P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	CE14090715	MECHANICAL PERMIT # 13090862 WAS LEFT TO EXPIRE	BERTANZETTI,MATTHEW E & JACO...	Building Cod Cas			2617		ACACIA	CT	
<input type="checkbox"/>	VIO-CE14090715_1 e	MECHANICAL PERMIT # 13090862 WAS LEFT TO EXPIRE e	BERTANZETTI,MATTHEW E & JACO... e	Violation-BLD H aring	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14071105	ELECTRIC FOR ADDITION	ELECTRIC FOR ADDITION	El ctrical R sid ntial P rmit e	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14071106	PLUMBING FOR ADDITION	PLUMBING FOR ADDITION	Plumbing R sid ntial P rmit	0		2617 e		ACACIA e	CT e	
<input type="checkbox"/>	PM-14071107	MECHANICAL AS PER PLANS	MECHANICAL AS PER PLANS	M chanical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14071108	TILE ROOF 1005 SF REPLACEMENT AND INSATLL NEW FLA...	TILE ROOF 1005 SF REPLACEMENT...	R -Roof P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14071110	PAVING AS PER PLANS ~WORK WAS NOT DONE OK TO VOL... e	PAVING AS PER PLANS	R sid ntial Paving P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14071091	SFR BEDROOM & BATHROOM ADDITION ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	SFR BEDROOM & BATHROOM ADDITION	R sid ntial Addition P rmit	45 e		2617		ACACIA	CT	
<input type="checkbox"/>	PM-14030099 e	INSTALL 1 OUTDOOR FIRE PLACE	INSTALL 1 OUTDOOR FIRE PLACE	M chanical R sid ntial P rmit e	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13111296	ON SITE POOL PAVER DECK BP 12110415	ON SITE POOL PAVER DECK BP 1...	R sid ntial Pool-Spa-Fountain P rmit e	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13090862	NEW A/C INSTALLATION W/DUCT WORK 3.5 TON ~9/12/13...	NEW A/C INSTALLATION W/DUCT ...	M chanical HVAC N w Install P rmit e	0 e		2617 e		ACACIA	CT	
<input type="checkbox"/>	PM-13071529	PORCH ADDITION TO SFR ~REV2 12/6/13 ~SPOT SURVEY... e	PORCH ADDITION TO SFR	R sid ntial Alt ration P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13071530 e	ELECTRIC FOR PORCH ADDITION TO SFR BP 13071529	ELECTRIC FOR PORCH ADDITION ... e	El ctrical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13071531	INSTALL NATURAL GAS FOR PORCH ADDITION TO SFR BP ...	INSTALL NATURAL GAS FOR PORC... e	Plumbing Gas P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13071532	~** Scop cov r d by p rmit 14030099 ~INSTALL FL...	INSTALL FIRE PLACE VENT FOR ...	M chanical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-13071533 e	NEW MODIFIED FLAT ROOF FOR PORCH ADDITION TO SFR ... e	NEW MODIFIED FLAT ROOF FOR P...	R -Roof P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12110415	SWMIMMING POOL/SPA 13643 GAL AND BABY BARRIER	SWMIMMING POOL/SPA 13643 GAL...	R sid ntial Pool-Spa-Fountain P rmit e	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12110417	ELECTRIC TO POOL 12110415	ELECTRIC TO POOL 12110415	El ctrical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12110418	PLUMBING FOR POOL 12110415	PLUMBING FOR POOL 12110415	Plumbing R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12110419	HOOK UP GAS TO POOL HEATER TO 12110415	HOOK UP GAS TO POOL HEATER T... e	Plumbing Gas P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12030905	for 12030183 e	for 12030183	El ctrical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-12030183	DEMO POOL & DECK ~ ~ THIS PERMIT SHOULD NOT HA... e	DEMO POOL & DECK	R sid ntial D molition P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-06061543	wat r h at r	wat r h at r	Plumbing Wat r H at r Exact Chang out e	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-06061444	El ctric for inlin wat r h at r 20amp	El ctric for inlin wat r h ...	El ctrical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-06042453	run n w gas lin for tankl ss h at r	run n w gas lin for tankl s...	Plumbing Gas P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-00041595	NEW A/C & STANDS ON ROOF W/NEW DUCTWOWRK	NEW A/C & STANDS ON ROOF W/N...	M chanical R sid ntial P rmit	0		2617		ACACIA	CT	
<input type="checkbox"/>	PM-00041052	REROOF 10 SQ TILE 10 SQ FLAT	REROOF 10 SQ TILE 10 SQ FLAT	R -Roof P rmit	0 e		2617 e		ACACIA e	CT e	



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 14th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24070002

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".

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24070002

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 2617 Acacia Court

PUBLIC HEARING DATE: August 14, 2024

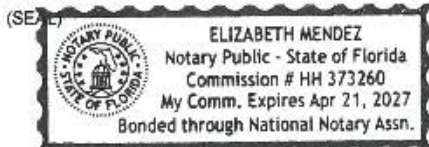
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

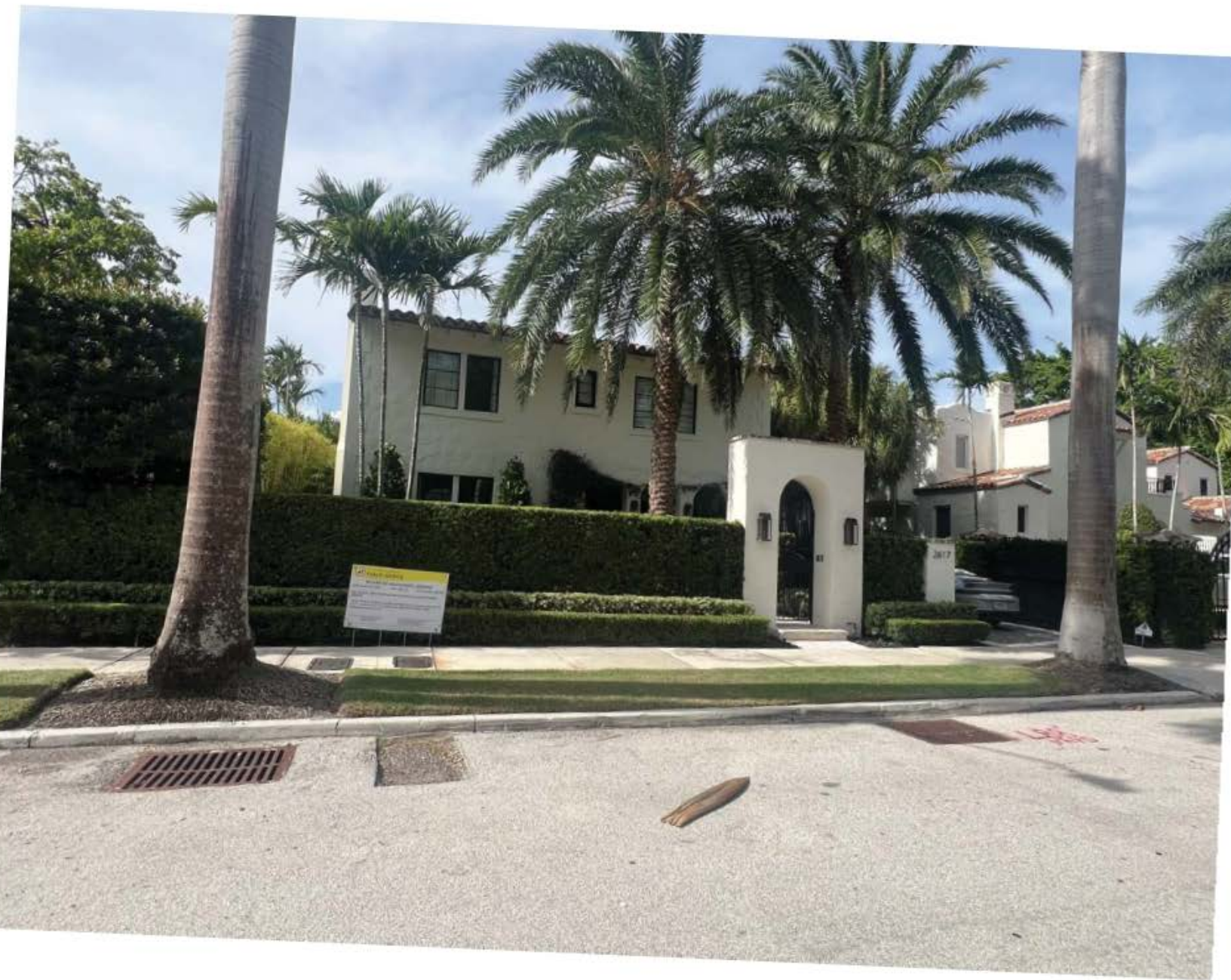
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. AS (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of July, 2024



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet


INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	Matthew Bertanzetti
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2617 Acacia Court, Fort Lauderdale, FL 33301
E-mail Address	Matt@MattBertanzetti.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent PROPERTY OWNER, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Andrew J. Schein Esq., as Agent for Owner - Florida Bar No. 125742
Applicant / Agent's Signature	
Address, City, State, Zip	699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Agent Authorization Form Submitted	<input type="checkbox"/> N/A (ULDR Section 47-24.12.A.2.b)

Include ANY Related code case/permit # N/A

Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2617 Acacia Court
Legal Description	REVISED PLAT OF BLK 4 IDLEWYLD 15-20 B LOT 9 BLK 4
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504212030060
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Variance to permit a 2' - 9" side setback where ULDR Section 47-5.31 requires a 5' side setback
Applicable ULDR Sections <i>(Include all code sections)</i>	47-5.31

Current Land Use Designation	Low-Medium Residential
Current Zoning Designation	RS-8
Current Use of Property	Single Family Home
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	S	25'	25' (existing)
Side	E	5'	2' - 9" (proposed)
Side	W	5'	8' - 5" (existing)
Rear	N	15'	8' (existing)

Page 2a: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page only if you are applying for a VARIANCE. If additional space is needed, attach an additional page(s) to this page. If you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

Variance to permit a side setback of 2' - 9" where ULDR Section 47-5.31 requires a side setback of 5'

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

See "Attachment to page 2 of the Variance Application"

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See "Attachment to page 2 of the Variance Application"

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See "Attachment to page 2 of the Variance Application"

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See "Attachment to page 2 of the Variance Application"

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

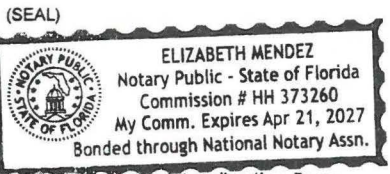
See "Attachment to page 2 of the Variance Application"

AFFIDAVIT: I, Andrew J. Schein, Esq., the Owner/Agent of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of July, 2024



NOTARY PUBLIC MY COMMISSION EXPIRES:

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Matthew Bertanzetti
Address: 2617 Acacia Court
Request: Variance from ULDR Section 47-5.31

Attachment to Page 2 of the Variance Application

1. General Information and Request

Matthew Bertanzetti (“Owner”) is the owner of the property located at 2617 Acacia Court (the “Property”). The Property was originally constructed in 1938 and remodeled in 1968. The Property is located in Idlewyld, one of the oldest neighborhoods in the City. This neighborhood has a very unique layout that isn’t seen in many other neighborhoods; the lots are not uniform or close to uniform in size, many of the lots are oddly shaped, and a large portion of the lots are legally nonconforming due to the age of the neighborhood and the evolution of the zoning code since the 1930s.

The house was built with almost double the required setback on the west side of the Property with the typical 5’ setback on the east side of the Property. The rear setback is legally nonconforming. Similarly, the house immediately to the east (built in 1930) was built with a west side setback that is legally nonconforming.

Owner is seeking to construct a garage at a 2’ – 9” setback. The area where Owner is seeking to construct a garage is the existing driveway location; parking for the Property is all the way on the eastern property line. The neighbor to the east has their parking almost all the way on their western property line. Due to the close proximity of parking facilities for these two houses, these houses share a driveway apron, which is very unique.

2. Variance Criteria

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property;

RESPONSE: Ordinarily, the possible locations for parking facilities at a single-family home are flexible; owners are permitted to construct or reconstruct a driveway apron/curb cut at almost any location on their lot frontage. If an owner wants to construct a garage, they can construct a garage at the required setback and construct the driveway apron to line up with the garage. This Property does not have that liberty due to the shared driveway with the neighboring property. This is a special circumstance that prevents the owner from constructing a garage on their Property, which is a reasonable use of the Property.

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district;

RESPONSE: The garage is limited to a single specific area on the Property due to the shared driveway with the neighbor. This is not just a marked exception to other properties within the RS-8 zoning district, but is a marked exception from properties in any residential zoning district.

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district;

RESPONSE: Policy 1.1.2 of the Comprehensive Plan's Property Rights Element is for the City to consider in its decision making the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property. Unfortunately, vehicle theft and thefts from vehicles have been on a significant rise since 2019, and garages are becoming more and more important.

As stated above, property owners are generally able to construct their garages and driveways in almost any location on their property. Owner does not get to enjoy that right due to the shared driveway, which is unique within the zoning district.

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

RESPONSE: This hardship was not self-created by the Owner or their predecessors, nor is it the result of disregard for or ignorance of the ULDR. This variance is being requested because, due to site conditions outside of Owner's control, this area is the only location for a garage on the Property. Owner has owned the house since 2007 and has not previously found the need for a garage, but due to both increased crime and the major increase in flooding in Fort Lauderdale, Owner is now suffering a hardship that was not self-created.

- e. The variance is the minimum variance that will make possible a reasonable use of the property, and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

RESPONSE: The general purpose and intent of side setbacks is to create a buffer between neighbors. In this case, the Property and the neighboring property do not have an existing buffer between them; they essentially park next to each other. Many houses in the surrounding neighborhood have nonconforming site features due to the age of the neighborhood, ranging from nonconforming setbacks to nonconforming lot widths. This variance would keep the status quo while adding an additional layer of protection for the Owner.

Rather than being detrimental to the public welfare, the addition of covered parking limits the ability for evildoers to conduct crimes of opportunity and is expected to improve the public welfare, however marginal the improvement may be.

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE. The applicant will need to meet with staff PRIOR to submitting the BOA application submittal via Lauderbuild.**

***Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.**

■ **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 7/3/24

■ **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.

■ **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.

□ **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.

■ **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).

■ **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

■ **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.

■ **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.

■ **Elevations**- If applicable (Elevations may be required by staff upon application submittal).

□ **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).

□ **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).

■ **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:

- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".



Site Address	2617 ACACIA COURT, FORT LAUDERDALE FL 33301-2715	ID #	5042 12 03 0060
Property Owner	BERTANZETTI, MATTHEW MATTHEW BERTANZETTI REV TR	Millage	0312
Mailing Address	2617 ACACIA CT FORT LAUDERDALE FL 33301	Use	01-02
Abbr Legal Description	REVISED PLAT OF BLK 4 IDLEWYLD 15-20 B LOT 9 BLK 4		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2024 values are considered "working values" and are subject to change.

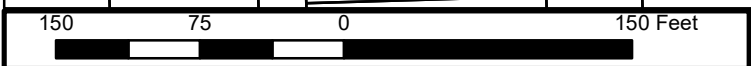
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$360,000	\$2,683,380	\$3,043,380	\$1,290,280	
2023	\$360,000	\$1,850,460	\$2,210,460	\$1,252,700	\$24,041.04
2022	\$360,000	\$1,779,410	\$2,139,410	\$1,216,220	\$22,916.10

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,043,380	\$3,043,380	\$3,043,380	\$3,043,380
Portability	0	0	0	0
Assessed/SOH 08	\$1,290,280	\$1,290,280	\$1,290,280	\$1,290,280
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,240,280	\$1,265,280	\$1,240,280	\$1,240,280

Sales History			
Date	Type	Price	Book/Page or CIN
11/23/2021	QCD-T	\$100	117775792
9/12/2019	QCD-T	\$100	116058182
5/16/2007	WD-Q	\$1,335,000	44089 / 189
5/1/1991	WD	\$455,455	18486 / 655
4/1/1991	WD	\$100	

Land Calculations		
Price	Factor	Type
\$40.00	9,000	SF
Adj. Bldg. S.F. (Card, Sketch)		4059
Units/Beds/Baths		2/8/8
Eff./Act. Year Built: 1968/1938		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
2						2		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2617 ACACIA CT

2611 CLEMATIS PLACE LLC &
2615 CLEMATIS PLACE LLC
2734 E OAKLAND PARK BLVD #201
FORT LAUDERDALE, FL 33306

BENGOUGH, JULIA
2612 ACACIA CT
FORT LAUDERDALE, FL 33301

BREWER, ROBERT WALID &
BREWER, ROSALYN
627 POINCIANA DR
FORT LAUDERDALE, FL 33301

COTTON, GEARY W & COTTON,
PATRICIA A
615 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

FLANIGAN, PAUL B & PAUL B FLANIGAN
TR & PAUL B FLANIGAN TR
605 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

GORMLEY, DONNA M & SEAN T
2628 AURELIA PL
FORT LAUDERDALE, FL 33301

HERSTIK, MICHAEL JAY & KAREN L
615 POINCIANA DR
FORT LAUDERDALE, FL 33301

HYATT, R STEPHEN & PAIGE F
2623 AURELIA PL
FORT LAUDERDALE, FL 33301

LARKIN, PAUL ADAMS & MARGOT M
2613 ACACIA CT
FORT LAUDERDALE, FL 33301

OWEN, RICHARD JR & KAREN &
RICHARD D JR & KAREN OWEN REV TR
2621 CLEMATIS PL
FORT LAUDERDALE, FL 33301

625 POINCIANA TR & BUTLER, MERLIN
TRSTEE
625 POINCIANA DR
FORT LAUDERDALE, FL 33301

BERTANZETTI, MATTHEW & MATTHEW
BERTANZETTI REV TR
2617 ACACIA CT
FORT LAUDERDALE, FL 33301

BUCCI, JAMES & JAMES BUCCI TR
2612 AURELIA PL
FORT LAUDERDALE, FL 33301

DESANZO, CHRISTINE & TTFN TR
629 POINCIANA DR
FORT LAUDERDALE, FL 33301

GALLAGHER, LACY & MICHAEL
2617 AURELIA PL
FORT LAUDERDALE, FL 33301

GREENBERG, CINDY P & CYNTHIA P
GREENBERG REV TR
2615 AURELIA PL
FORT LAUDERDALE, FL 33301

HILMER, JAMES L & HILMER, ANNE S
621 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

ITSKOVICH, DAVID & KARINA
602 POINCIANA DR
FORT LAUDERDALE, FL 33301

MARSH, KERRY M & MICHELE C
517 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

POINCIANA VACATION RENTAL LLC
8045 LOCKLIN LN
COMMERCE TOWNSHIP, MI 48382

BEINKE,STEPHEN & DEBORAH &
BEINKE FAM LIV TR
637 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

BLOOM, TARA TURCHIN
2624 AURELIA PL
FORT LAUDERDALE, FL 33301

CALIXTO, FRANCISCO II H/E & ROSE,
CARLEE
2606 ACACIA CT
FORT LAUDERDALE, FL 33301

DSL CONSTRUCTION & INVESTMENTS
LLC
11201 NW 19 CT
PLANTATION, FL 33323

GOMES, CYNTHIA &
SPEDALIERE, DOMINIC
524 POINCIANA DR
FORT LAUDERDALE, FL 33301

HAEGNESTEN, MARCUS S & KAMURAN G
2601 CLEMATIS PL
FORT LAUDERDALE, FL 33301

HOYT, ERIC G & HOYT, LILLIAN M
601 POINCIANA DR
FORT LAUDERDALE, FL 33301

KOMOTAR, RICARDO JORGE
2616 AURELIA PL
FORT LAUDERDALE, FL 33301

METROPOLITAN HOMES LLC
8004 NW 154 ST
MIAMI LAKES, FL 33016

PUBLIC LAND
% CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

RIVERA, EDWARD
2623 ACACIA CT
FORT LAUDERDALE, FL 33301

SCALISE, ANTHONY J & PATRICIA J &
ANTHONY J SCALISE REV TR ETAL
2629 AURELIA PL
FORT LAUDERDALE, FL 33301

SCHWARTZ FAM LIV TR & SCHWARTZ,
STEPHEN TRSTEE
2616 ACACIA CT
FORT LAUDERDALE, FL 33301

SUMMERS, DOUGLAS J
629 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

SURILOV, MIKLE & LENA MARGARITA
2600 ACACIA CT
FORT LAUDERDALE, FL 33301

TARZIAN, RICHARD
520 POINCIANA DRIVE
FORT LAUDERDALE, FL 33301

TAYLOR, DAVID
608 POINCIANA DR
FORT LAUDERDALE, FL 33301

THOMAS, ALFRED H/E & THOMAS,
PHYLLIS H/E ETAL
649 IDLEWYLD DR
FORT LAUDERDALE, FL 33301

THOMAS, JAMES F & BARBARA JEAN
619 POINCIANA DR
FORT LAUDERDALE, FL 33301

TSAKANIKAS, ANDREA
609 POINCIANA DR
FORT LAUDERDALE, FL 33301

WHITAKER, PAMELA B
640 SE 26 AVE
FORT LAUDERDALE, FL 33301

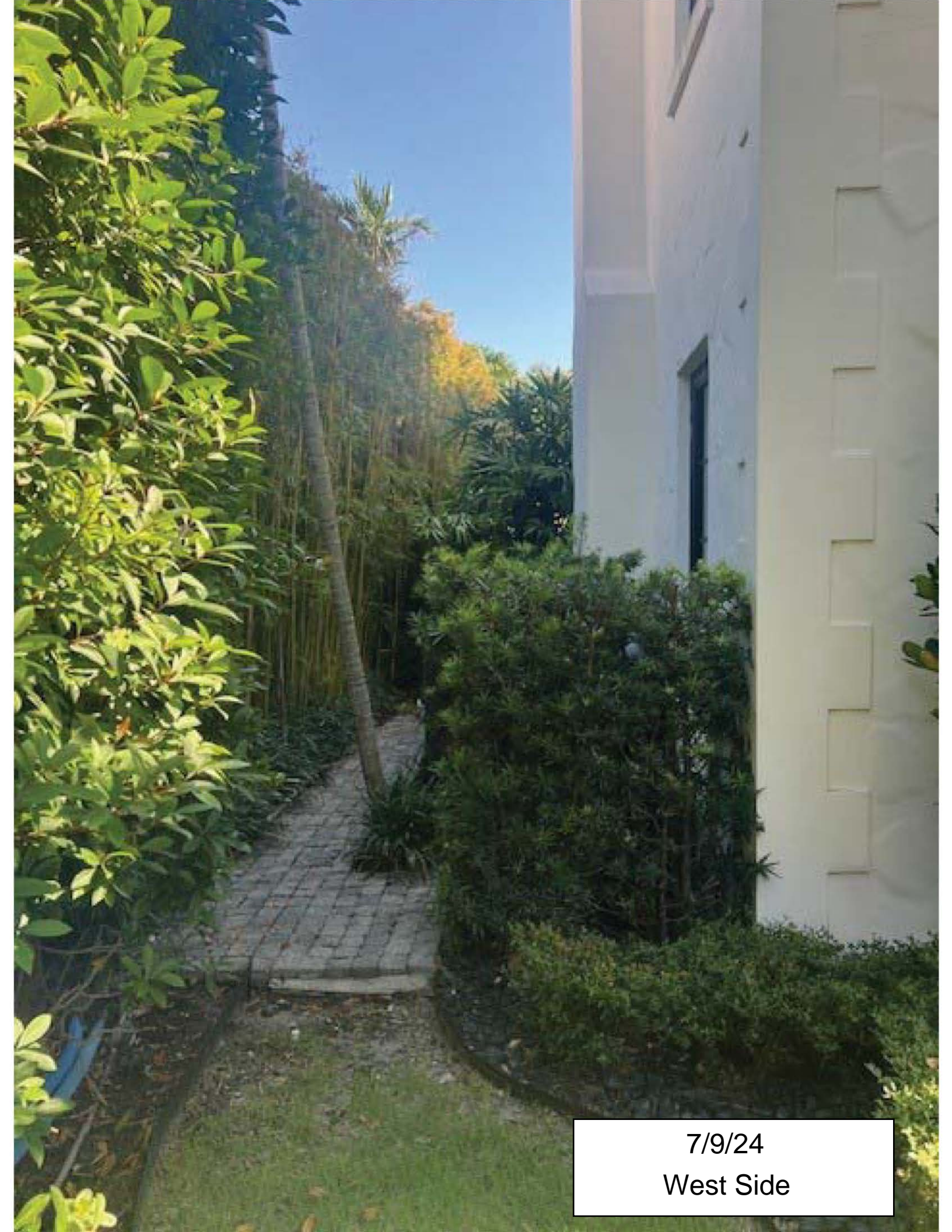
YARBOROUGH, ANNETTE & FBO AUSTIN
HIGNEY
1707 SE 4 ST
FORT LAUDERDALE, FL 33301



7/9/24
Front



7/9/24
East Side



7/9/24
West Side



7/9/24

Rear

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Matthew Bertanzetti
Address: 2617 Acacia Court
Request: Variance from ULDR Section 47-5.31

Narrative

1. General Information and Request

Matthew Bertanzetti (“Owner”) is the owner of the property located at 2617 Acacia Court (the “Property”). The Property was originally constructed in 1938 and remodeled in 1968. The Property is located in Idlewyld, one of the oldest neighborhoods in the City. This neighborhood has a very unique layout that isn’t seen in many other neighborhoods; the lots are not uniform or close to uniform in size, many of the lots are oddly shaped, and a large portion of the lots are legally nonconforming due to the age of the neighborhood and the evolution of the zoning code since the 1930s.

The house was built with almost double the required setback on the west side of the Property with the typical 5’ setback on the east side of the Property. The rear setback is legally nonconforming. Similarly, the house immediately to the east (built in 1930) was built with a west side setback that is legally nonconforming.

Owner is seeking to construct a garage at a 2’ – 9” setback. The area where Owner is seeking to construct a garage is the existing driveway location; parking for the Property is all the way on the eastern property line. The neighbor to the east has their parking almost all the way on their western property line. Due to the close proximity of parking facilities for these two houses, these houses share a driveway apron, which is very unique.

2. Variance Criteria

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property;

RESPONSE: Ordinarily, the possible locations for parking facilities at a single-family home are flexible; owners are permitted to construct or reconstruct a driveway apron/curb cut at almost any location on their lot frontage. If an owner wants to construct a garage, they can construct a garage at the required setback and construct the driveway apron to line up with the garage. This Property does not have that liberty due to the shared driveway with the neighboring property. This is a special circumstance that prevents the owner from constructing a garage on their Property, which is a reasonable use of the Property.

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district;

RESPONSE: The garage is limited to a single specific area on the Property due to the shared driveway with the neighbor. This is not just a marked exception to other properties within the RS-8 zoning district, but is a marked exception from properties in any residential zoning district.

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district;

RESPONSE: Policy 1.1.2 of the Comprehensive Plan's Property Rights Element is for the City to consider in its decision making the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property. Unfortunately, vehicle theft and thefts from vehicles have been on a significant rise since 2019, and garages are becoming more and more important.

As stated above, property owners are generally able to construct their garages and driveways in almost any location on their property. Owner does not get to enjoy that right due to the shared driveway, which is unique within the zoning district.

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

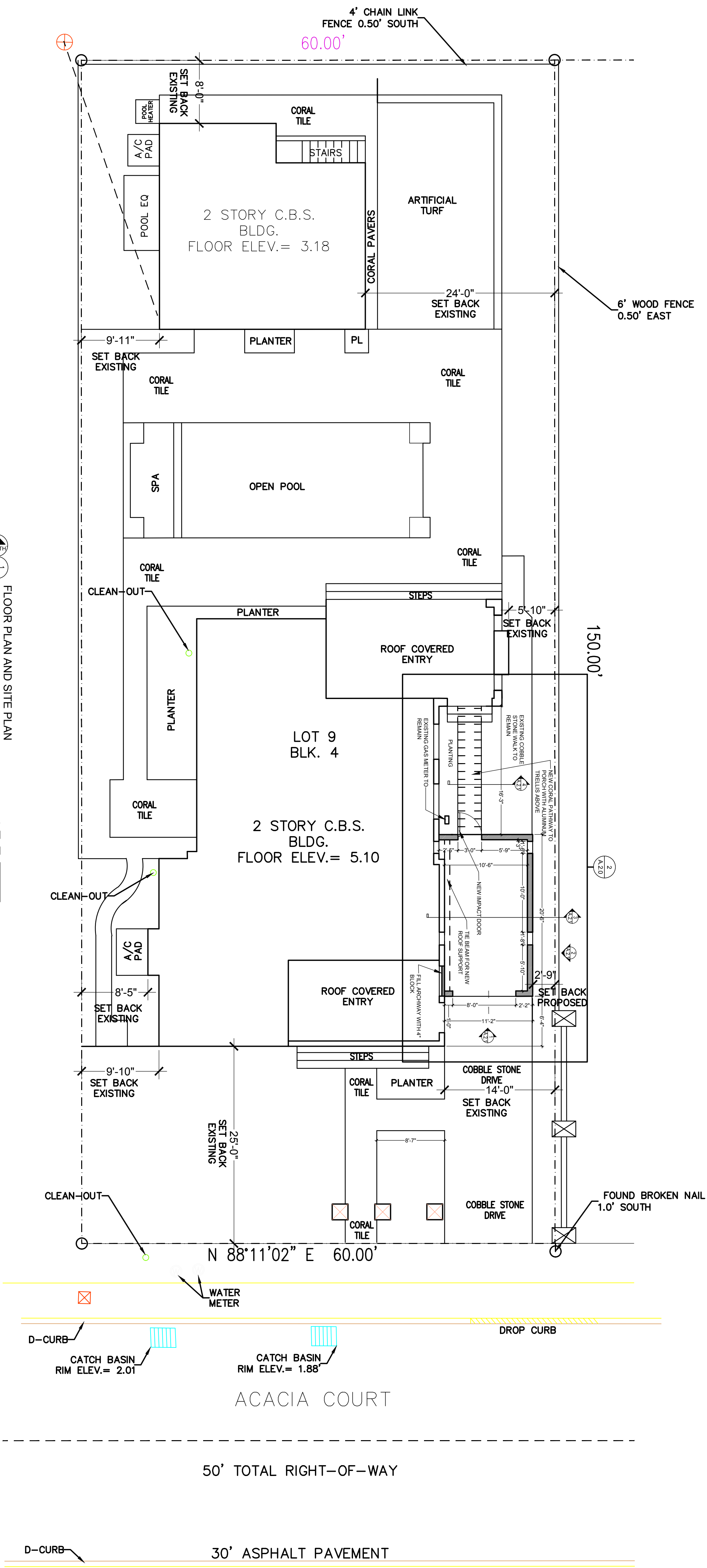
RESPONSE: This hardship was not self-created by the Owner or their predecessors, nor is it the result of disregard for or ignorance of the ULDR. This variance is being requested because, due to site conditions outside of Owner's control, this area is the only location for a garage on the Property. Owner has owned the house since 2007 and has not previously found the need for a garage, but due to both increased crime and the major increase in flooding in Fort Lauderdale, Owner is now suffering a hardship that was not self-created.

- e. The variance is the minimum variance that will make possible a reasonable use of the property, and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

RESPONSE: The general purpose and intent of side setbacks is to create a buffer between neighbors. In this case, the Property and the neighboring property do not have an existing buffer between them; they essentially park next to each other. Many houses in the surrounding neighborhood have nonconforming site features due to the age of the neighborhood, ranging from nonconforming setbacks to nonconforming lot widths. This variance would keep the status quo while adding an additional layer of protection for the Owner.

Rather than being detrimental to the public welfare, the addition of covered parking limits the ability for evildoers to conduct crimes of opportunity and is expected to improve the public welfare, however marginal the improvement may be.

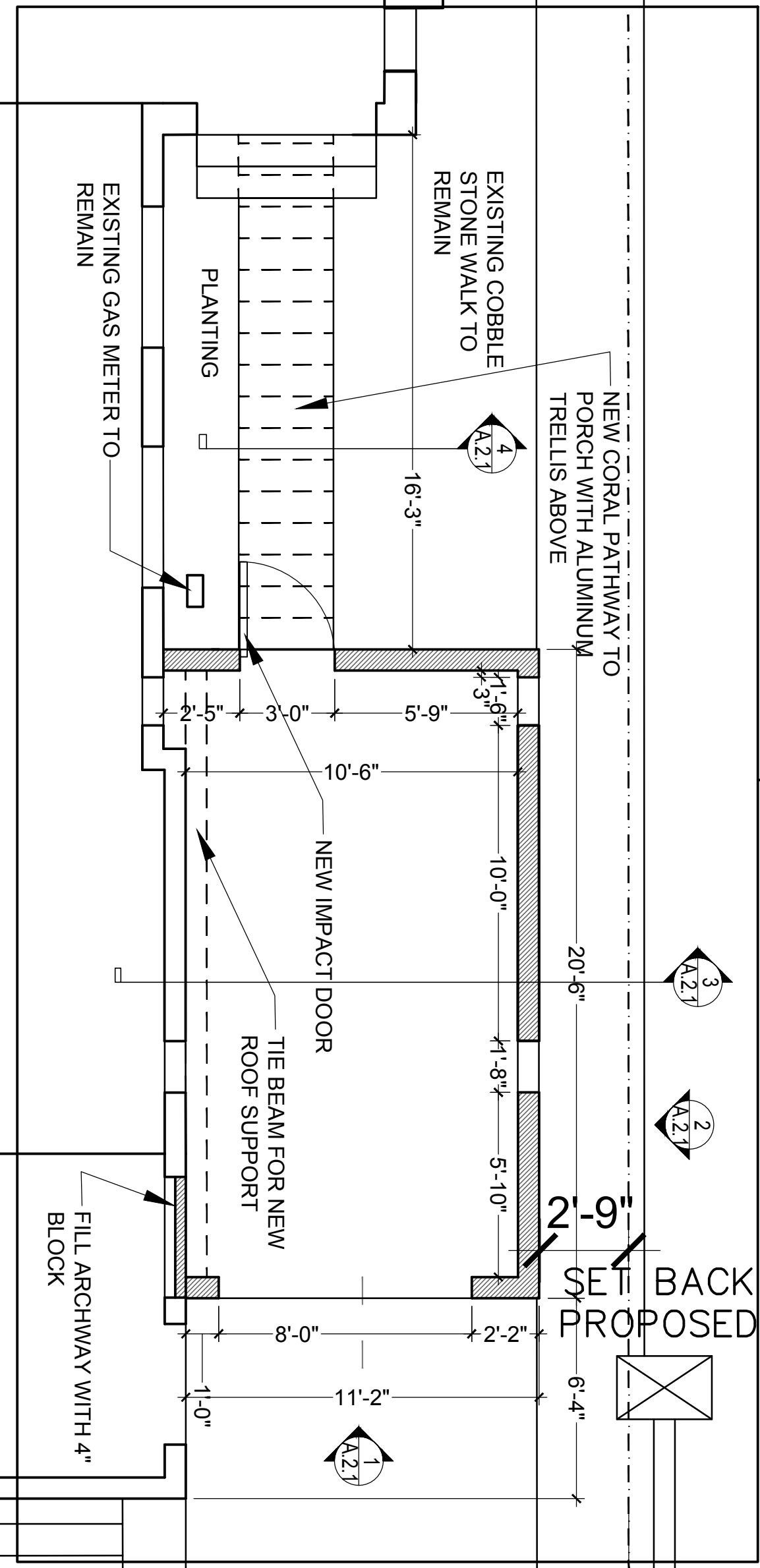
SITE INFORMATION	
2617 ACACIA COURT FORT LAUDERDALE, FL 33301	
LEGAL DESCRIPTION	
LOT 9, BLOCK 4, THE REVISED PLAT OF BLOCK 4, LDLEW1.D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
ZONING INFORMATION - RESIDENTIAL OCCUPANCY - USE 01	
CLASSIFICATION OF WORK: ALTERATION LEVEL 2	
ZONING DISTRICT - RS-8 FLOOD ZONE: AE	
SET BACKS	REQUIRED PROVIDED
FRONT	25'-0" 25'-0" MAIN HOUSE, NEW GARAGE 31.33'
REAR	15'-0" 8'-0" EXISTING GUEST HOUSE
SIDES	5'-0" 9.8' WEST SIDE 2.83' PROPOSED EAST SIDE
LOT SIZE -9,000.00 SF	
EXISTING LOT COVERAGE: 50% MAX REQUIRED PROVIDED: 48%	



FLOOR PLAN AND SITE PLAN
SCALE: 1/8"=1'-0"



LOCATION MAP



2 FLOOR PLAN GARAGE
SCALE: 1/4"=1'-0"

SITE PLAN WITH FLOOR PLAN OF GARAGE

No.	Revision / Issue	Date

WOODHOUSE ARCHITECTURE
woodhousearchitecture.com
Maria N. Woodhouse, Architect
(305) 794-9194

Architect: APR 0091511
Maria N. Woodhouse
Project Name & Address
MATT BERTANZETTI
2617 ACACIA COURT
FORT LAUDERDALE, FL 33301
Date
6/27/2024
Sheet #

A.2.0

No.	Revision / Issue	Date

General Notes

EXTERIOR ELEVATION AND SECTIONS

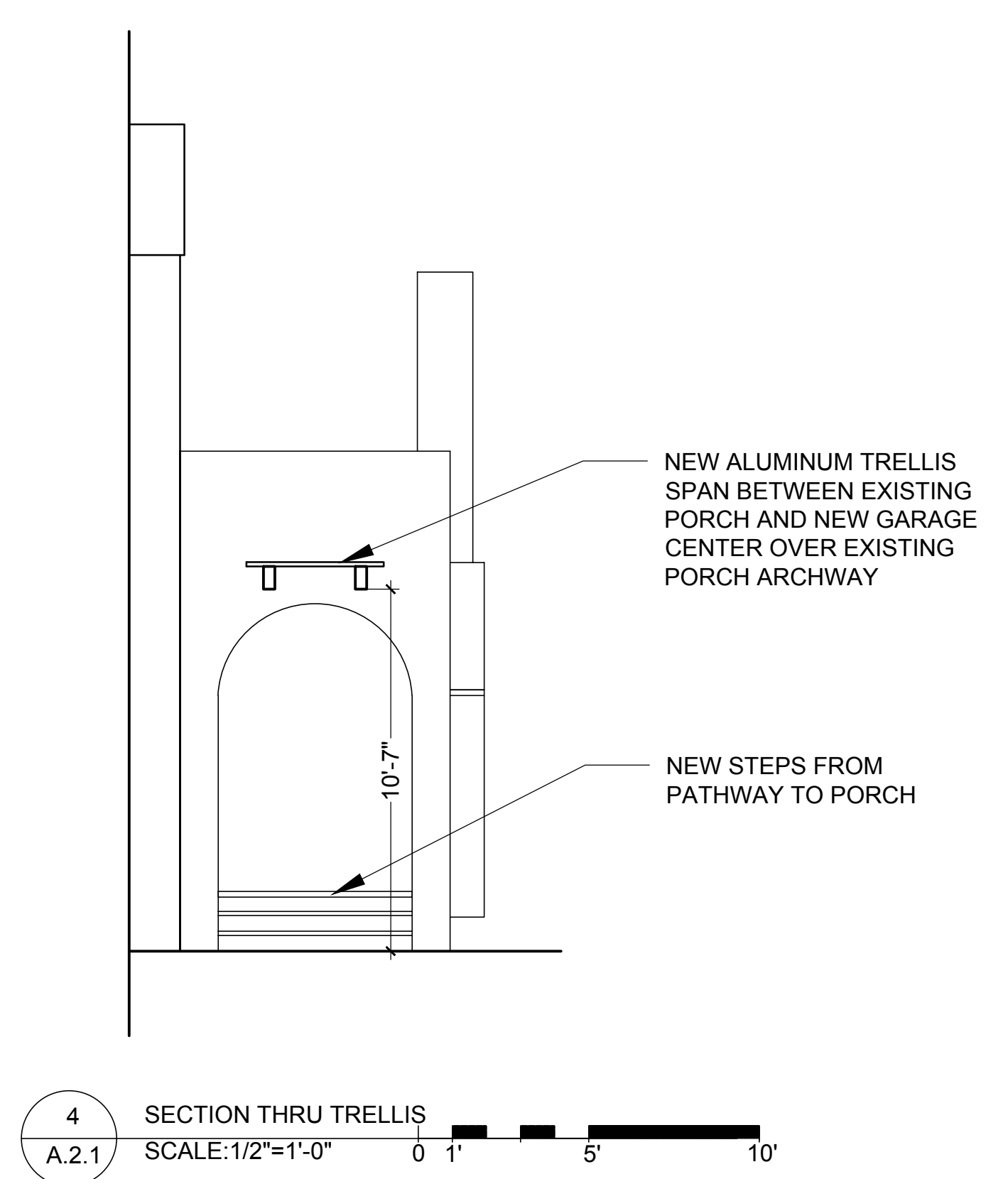
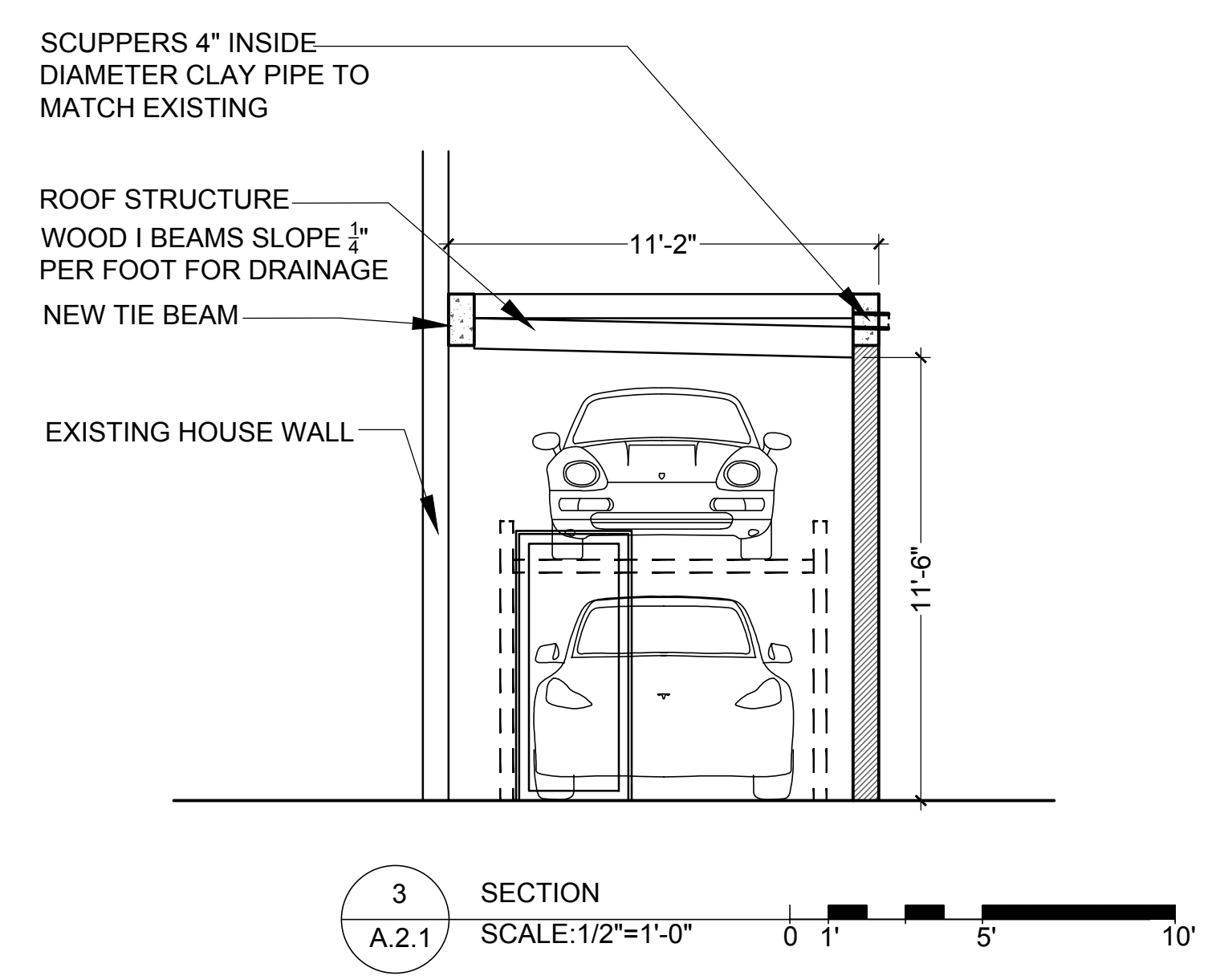
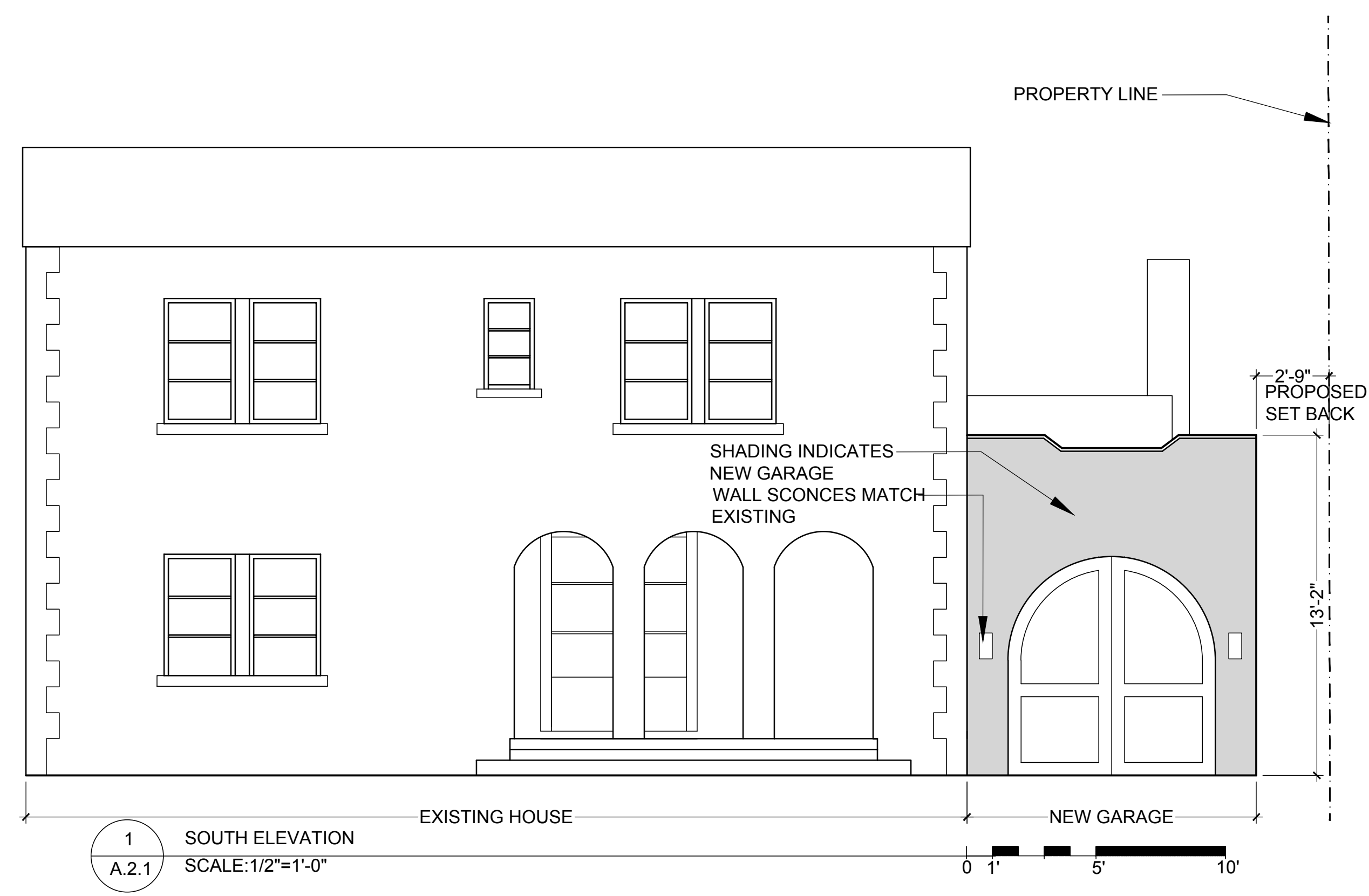
Architect: AR 0091511
Maria N. Woodhouse

Project Name & Address
MATT BERTANZETTI
2617 ACACIA COURT
FORT LAUDERDALE, FL 33301

Date
6/27/2024

Sheet #

A.2.1



No.	Revision / Issue	Date

General Notes

EXISTING EXTERIOR ELEVATIONS

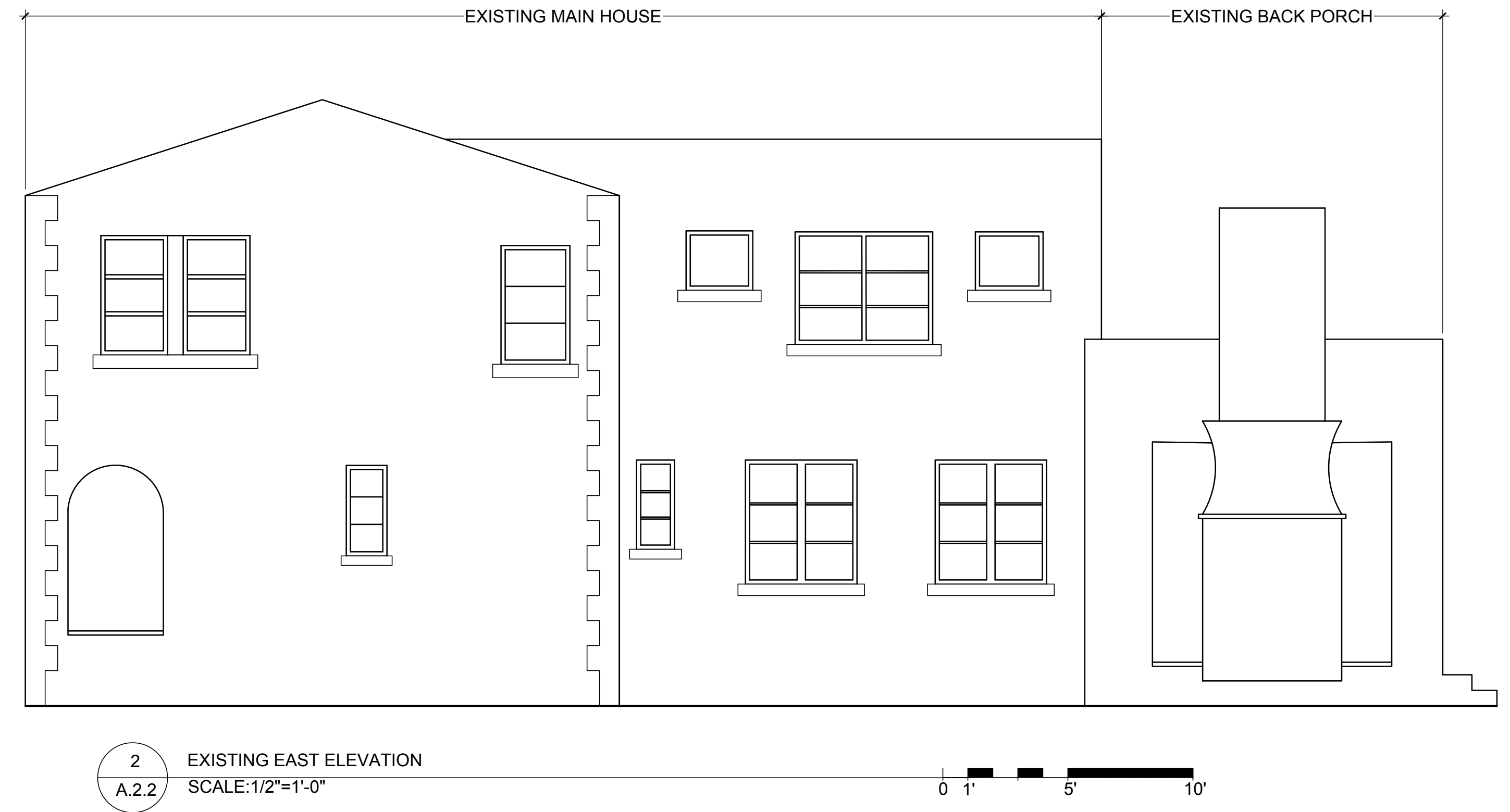
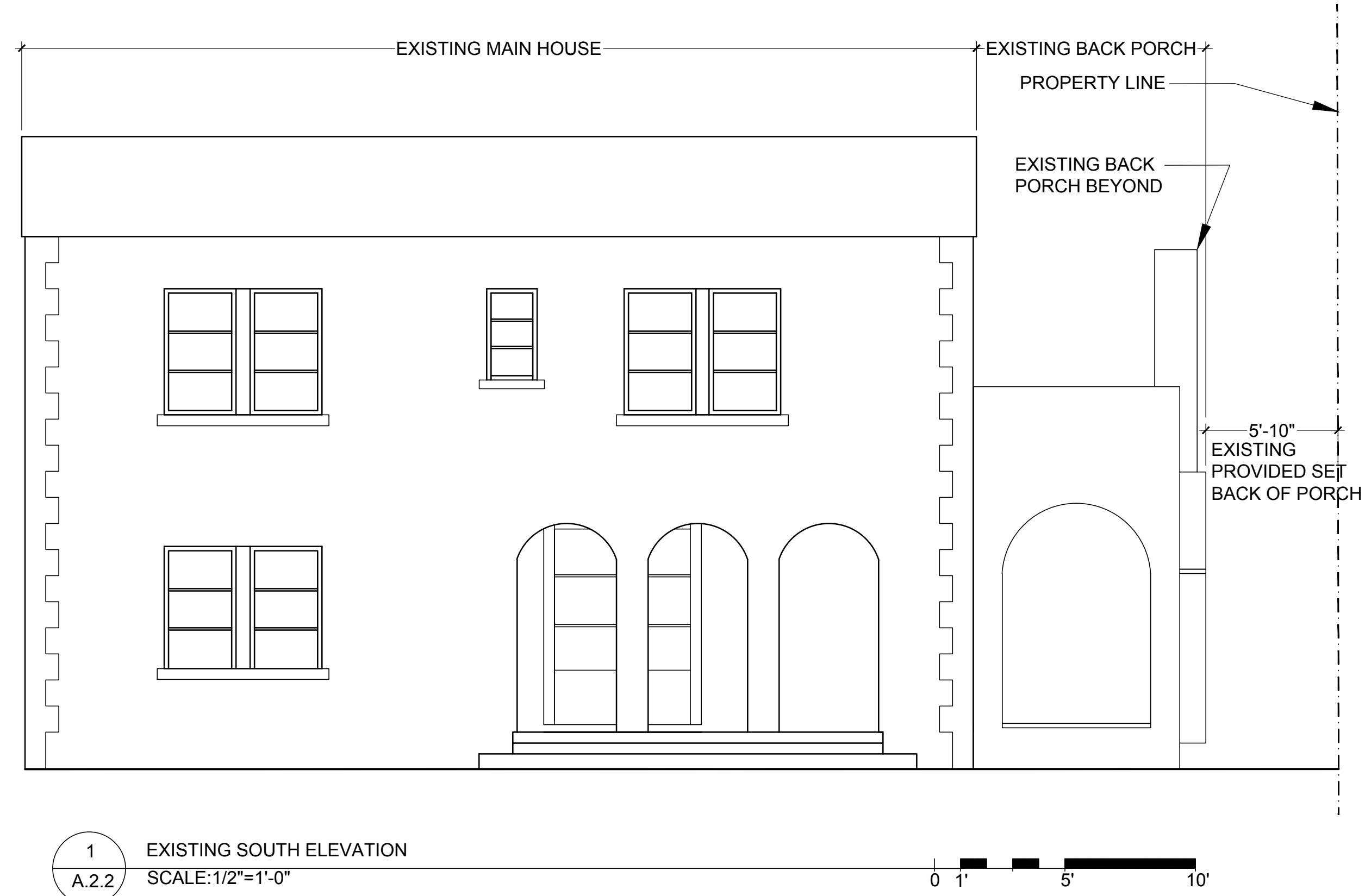
Architect: AR 0091511
Maria N. Woodhouse

Project Name & Address
MATT BERTANZETTI
2617 ACACIA COURT
FORT LAUDERDALE, FL 33301

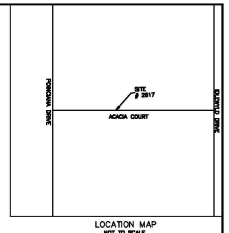
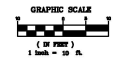
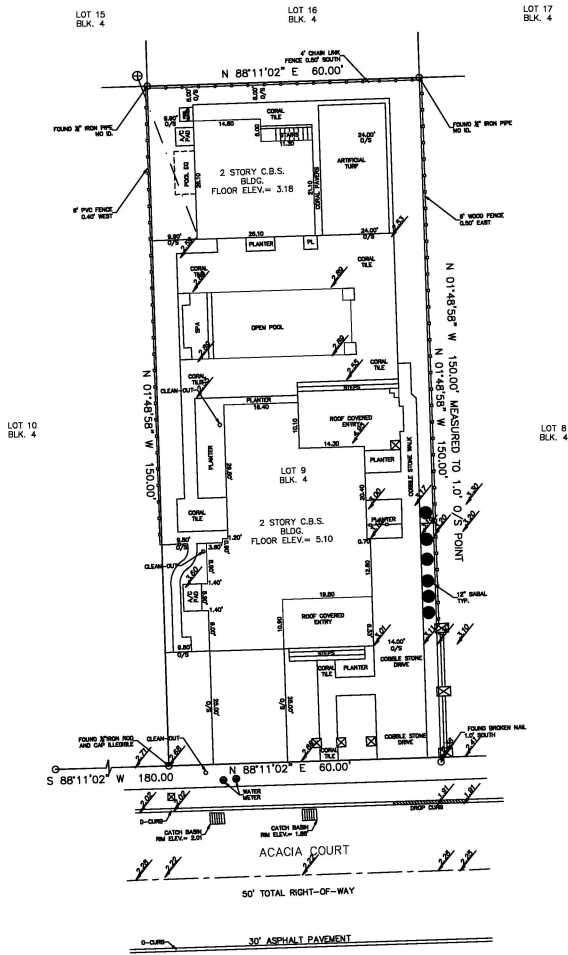
Date
6/27/2024

Sheet #

A.2.2



SPECIFIC PURPOSE SURVEY FOR GARAGE ADDITION



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.

- SURVEYOR'S NOTES:**
1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (GRID BEARING)
 2. LINES SHOWN HEREON WERE NOT ADJUSTED FOR CURVATURE OF EARTH, OR VARIATIONS OF GRAVITY, OR OTHER MATTERS OF RECORD BY THAT METHOD AND SHOULD BE TAKEN AS APPROXIMATE REPRESENTATIONS THAT ARE NOT DEPENDENT ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY FOR WHICH THE SUBJECT PROPERTY IS LOCATED.
 3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 61-17 FLORIDA ADMINISTRATIVE CODE.
 4. THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
 5. ONLY ABOVE GROUND AND VISIBLE UTILITIES SHOWN.
 6. BEARINGS AND CURVE DATA SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 7. FIELD WORK COMPLETED ON: 08/05/2024
 8. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND LICENSED SEAL.
 9. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.S.D. OF 1988 UNLESS OTHERWISE NOTED.
 10. BENCHMARK OF ORIGIN IS: B.L.S.
 11. THIS SURVEY IS LOCATED IN FLOOD ZONE: AE, PER N.F.I.P. COUNTY-PLANT MAP NO. 13003-0000-0000.
 12. PROPERTY ADDRESS IS: 1912 ACACIA COURT, DEEL LAUDERDALE, FLORIDA 33307

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 61-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS HEREON.



Paul Davis
 Digitally signed by Paul Davis
 Date: 2024.06.13 07:50:17 -04'00'

DATE: 06/05/2024

PAUL A. DAVIS
 P.S.M. #4531
 STATE OF FLORIDA.

NO.	DATE	REVISION DESCRIPTION	BY

PAUL A. DAVIS, INC.
 Land Surveyors • Land Development • Consultants • Planners
 4710 N.E. 17th Ave. Pompano Beach, FL 33064
 Phone: (954) 383-3102 & (954) 383-9101
 Website: pauladavis.com

SCALE: 1" = 10'
 DRAWN BY: JMS/JAA
 DATE: 08/05/2024
 JOB NO.: 0821
 P.L./P.C.: CASH/DM
 FILE:
 SHEET NO. 1 OF 1