



BOARD OF ADJUSTMENT NOTICE

October 21, 2019

A Public Hearing will be held before the Board of Adjustment on: Wednesday, November 13, 2019 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: B19025
OWNER: ROBERT LARSEN
AGENT: N/A
ADDRESS: 728 NW 3 STREET, FORT LAUDERDALE, FL. 33311
LEGAL DESCRIPTION: FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAUD 1-57 D LOT 13 TO 15
BLK D
ZONING: RMM-25
COMMISSION DISTRICT: 3
REQUESTING: **Sec. 47-5.36. - 22.4. -** Table of dimensional requirements for the RMM-25 district. The RMM-25 Zoning District has a twenty-five (25) foot required front yard.

The applicant is requesting a reduction to the front yard setback from the required twenty-five feet (25) to twenty-four point eight feet (24.8) measured from the front property line, for a total reduction of 0.2 feet or 2.4 inches.

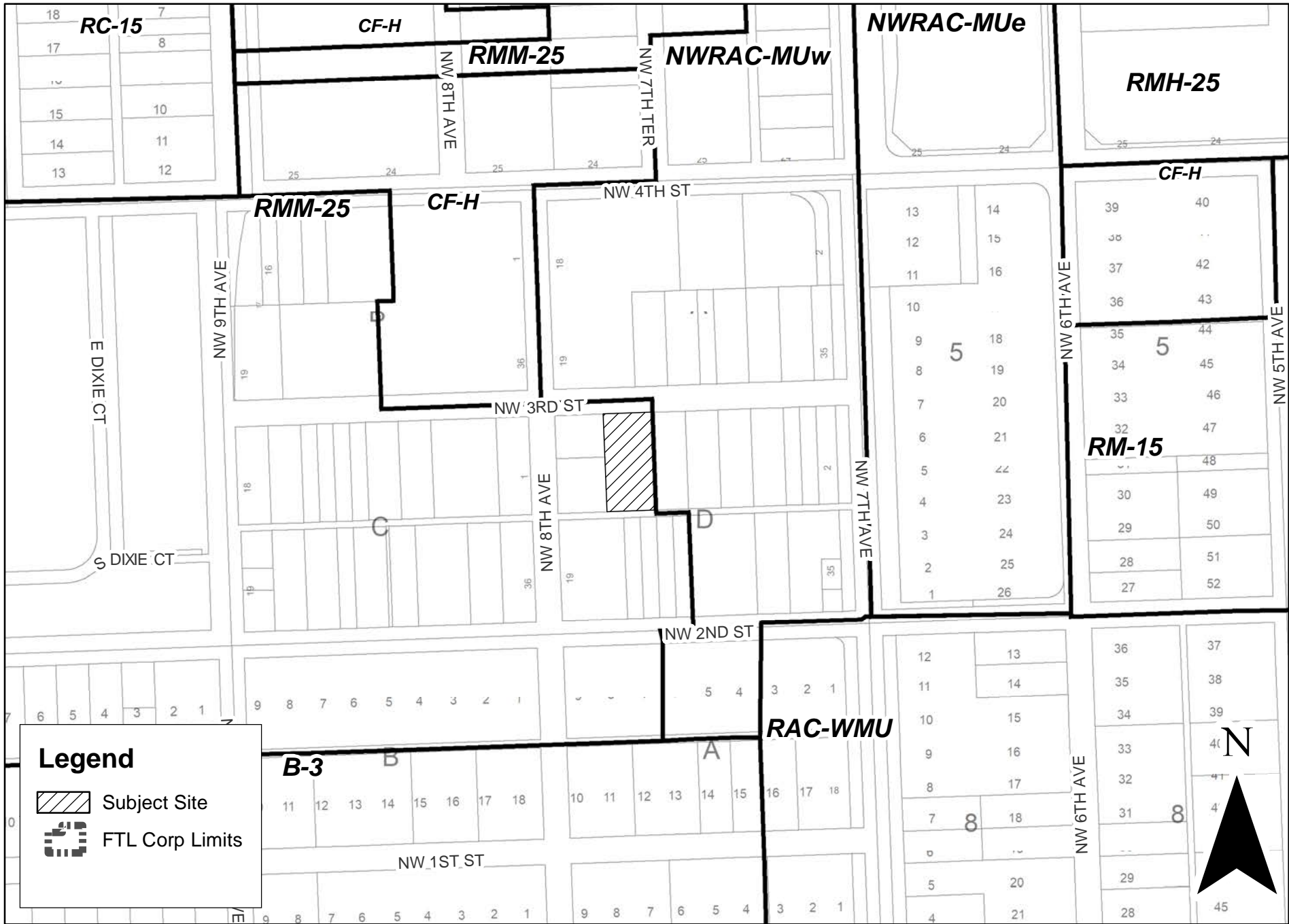
If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

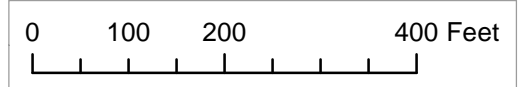
Florida Statutes, Sec. 286.0105

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.





B19025



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: NOVEMBER 13, 2019

TIME: 6:30 PM

CASE: B19025

REQUESTING: Sec. 47-5.36.-Table of dimensional requirements for the RMM-25 district.

The applicant is requesting a reduction to the front yard setback from the required twenty five feet (25) to twenty four point eight feet (24.8) measured from the front property line, for a total reduction of 0.2 feet or 2.4 inches.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

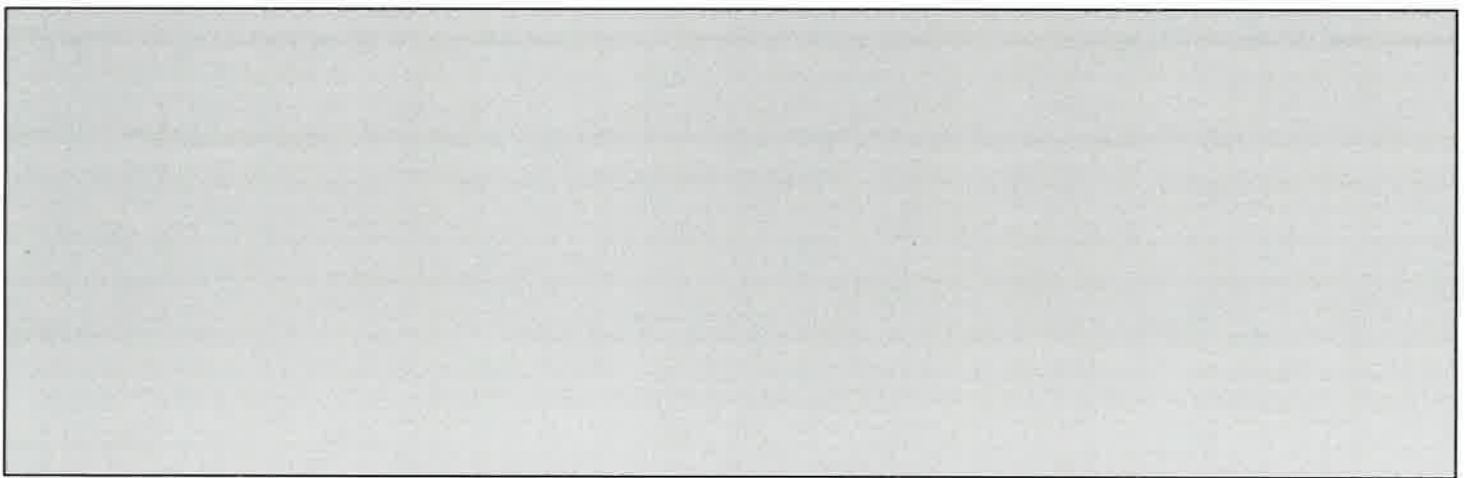
Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

One (1) electronic version (CD or USB) of complete application and plans in PDF format

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
 - Landscape Plan (if applicable)**
 - Elevations (if applicable)**
 - Additional plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** 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.
 - **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.

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	728 NW3RD LLC Robert LARSEN
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	P.O. Box 68, Fort Lauderdale, FL 33302
E-mail Address	rob@mangothouse.com
Phone Number	954-864-9603
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	N A
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Mango House
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Moved house
Project Address	Address: 728 NW 3 ST Fort Land FL 33311
Legal Description	FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAND 1-57 & LOT 13 TO 15 BLK D
Tax ID Folio Numbers (For all parcels in development)	5042 10 12 1050
Request / Description of Project	moved home to this location. GC built foundation too close to property line.
Applicable ULDR Sections	Sec 47-5.36

Current Land Use Designation	RAC
Current Zoning Designation	RMM25
Current Use of Property	single family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/> N	25'	24.81'
Side <input type="checkbox"/> E	5'	10.83'
Side <input type="checkbox"/> W	5'	37.55'
Rear <input type="checkbox"/> S	20'	77.77'

This page must be filled in. An attached narrative may be included if additional space is required.

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

This single family home was moved to this location and a new stemwall foundation was built. The foundation is less than .2 ft too close to the property line. The code says setback of 25 ft. and we measure 24.81 ft. Request is to allow a variance.

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
The property line and sidewalk were considered the same in each survey paid for. That was not the case when the foundation survey was performed.

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:
This circumstance is particular to this property as far as we know.

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
a literal interpretation would not allow for the house to be lowered onto the foundation and the house would be rendered useless.

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
The surveys indicated no difference between property line and sidewalk. The G.C. built the foundation exactly 25' from the sidewalk.

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.
The distance is so small that it is more than like by going to go unnoticed by any passerby.

AFFIDAVIT: I, 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 or 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.

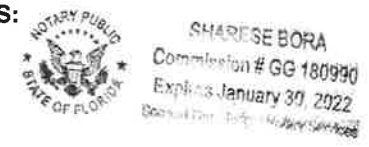
[Signature]

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of August, 2019

(SEAL)

[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES:


L17000035568

Division of Corporations

Page 1 of 2

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850) 517-6383

From: Account Name : GREENSPOON WARDER, P.A.
Account Number : 076064003722
Phone : (888) 491-1120
Fax Number : (954) 343-6962

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: treeboneguy@gmail.com

2017 SEP 26 AM 7:58

STATE OF FLORIDA

STATE OF FLORIDA

17 SEP 26 AM 8:49

LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
726 NW 3STREET LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$25.00

SEP 27 1

Electronic Filing Menu

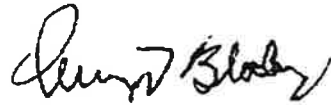
Corporate Filing Menu

Y SU... Help

**ARTICLES OF AMENDMENT FOR
726 NW 3STREET LLC**

1. The date of filing the Articles of Organization was February 16, 2017.
2. The following Amendments to the Articles of Organization were adopted by the limited liability company:
 - a. Article I is amended to provide the name of the Limited Liability Company is changed to 728 NW 3Street, LLC.
 - b. Article V is amended to add that the manager of the Limited Liability Company is Robert H. Larsen.

Signed this 25th day of September, 2017.



By: _____
Gregory J. Blodig, its Authorized
Representative of Member

17 SEP 26 AM 8:45
STATE OF FLORIDA

L17000035568

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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01/30/18--01012--022 **75.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
18 JAN 30 PM 2:20

B FIGUEROA

JAN 31 2018

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: 726 NW 3STREET LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Robert Larsen
Name of Person

Mango House NWFTL LLC
Firm/Company

PO Box 68
Address

FT. Lauderdale, FL 33302
City/State and Zip Code

teeboneguy@gmail.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Robert Larsen at 954 864-9603
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$25.00 Filing Fee
- \$30.00 Filing Fee & Certificate of Status
- \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

726 NW 3 STREET LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 2/16/17 and assigned Florida document number L17000035568.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

728 NW 3RD LLC

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "L.L.C." or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

728 NW 3rd Street
Fort Lauderdale FL
33311

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

PO Box 68
Fort Lauderdale FL
33302

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

Robert H. Larsen Jr.

New Registered Office Address:

728 NW 3rd Street

Enter Florida street address

Fort Lauderdale, Florida 33311

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

Robert H. Larsen Jr.

If Changing Registered Agent, Signature of New Registered Agent

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
JAN 30 PM 2:20

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

Blank lined area for amendments, crossed out with a diagonal line.

E. Effective date, if other than the date of filing: 1/24/18 (optional)
(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of:
(b) The 90th day after the record is filed.

Dated Jan 24, 2018

Robert H. Larson Jr.
Signature of a member or authorized representative of a member

Robert H. Larson Jr.
Typed or printed name of signee

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
18 JAN 30 PM 2:28

Division of Corporations

U7000035568

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Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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To: Division of Corporations
Fax Number : (850) 617-6381

From: Account Name : GREENSPOON MARDER, P.A.
Account Number : 076064003722
Phone : (888) 491-1120
Fax Number : (954) 343-6962

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: treebone.guy@gmail.com

17 FEB 15 PM 11:11

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

17 FEB 16 AM 9:09

FILED

FLORIDA LIMITED LIABILITY CO.
726 NW 3STREET LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF ORGANIZATION
OF
726 NW 3STREET LLC**

ARTICLE I - Name:

The name of the Limited Liability Company is 726 NW 3Street LLC.

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 200 East Broward Blvd., Suite 1800, Fort Lauderdale, Florida 33301.

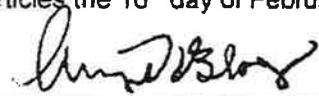
ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company Greenspoon Marder, P.A., 200 East Broward Blvd., Suite 1800, Fort Lauderdale, Florida 33301

ARTICLE V - Management:

The Limited Liability Company is to be managed by the manager. The manager of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of this Limited Liability Company.

Whereof, the undersigned has executed these Articles the 16th day of February, 2017.



Gregory J. Blodig, Esq.
Authorized Representative of Member

FILED
17 FEB 16 AM 9:09
SECRETARY OF STATE
TALLAHASSEE FLORIDA

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES,
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE
STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

726 NW 3Street LLC

2. The name and address of the registered agent and office is:

Greenspoon Marder, P.A. (the "Firm")
200 East Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

By: 
Gregory J. Blodig, For the Firm

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, the Firm hereby accepts the appointment as registered agent and agrees to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the Firm is familiar with and accepts the obligations of its position as registered agent.


Gregory J. Blodig, For the Firm (Signature)

February 16, 2017
(Date)

Property Photos
728 NW 3 Street and surrounding properties



728 NW 3 Street front and east side View. 8/24/19



728 NW 3 Street west side 9/3/2019



728 NW 3 Street Back/South side 8/24/19



NW 3 Street North West View 8/24/19

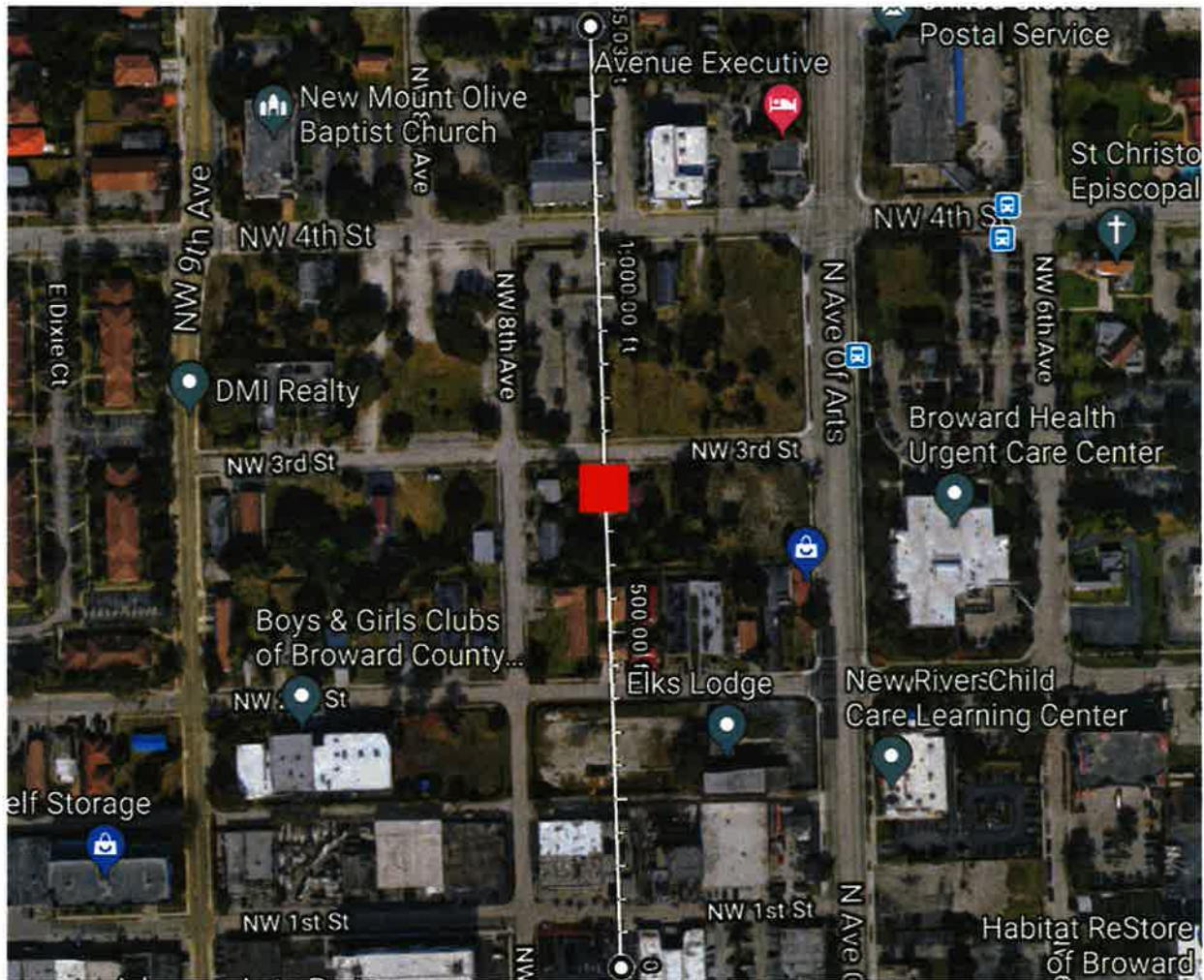


View with neighbor house 724, which is closer to property line. 9/3/2019



724 NW 3 ST, 728 NW 3 ST abd 216 NW 8 Ave (L to R) 9/3/2019

728 NW 3 Street
700 Foot Arial Photograph



728 NW3ST LLC
PO Box 68
Fort Lauderdale, FL 33302
954-864-9603

September 3, 2019

Project Name: Mango House Move & Foundation

Table of Contents:

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728 NW3ST LLC
PO Box 68
Fort Lauderdale, FL 33302
954-864-9603

September 3, 2019

We request that the Fort Lauderdale Board of Adjustments grant a variance for the property located at 728 NW 3 Street, Fort Lauderdale. The ULDR section 47-5.36 requires a front yard setback of 25 feet.

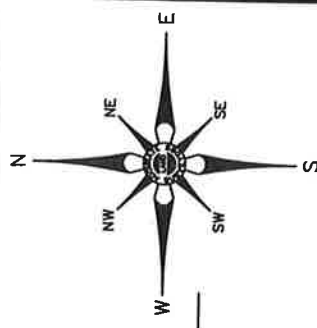
On each survey performed, the property line in the front of the house shared the edge of the sidewalk. In all fairness, the contractor moved the old house to and built the foundation exactly 25 feet from the sidewalk. This house in question sits further from the front property line than the older home next door at 724 NW 3 Street (see photo).

The surrounding properties on 3 Street are mine. This same structure will be saved and moved once again to accommodate a much larger project we have slated for that nearly half-block assemblage. The house is languishing and desperately needs to be settled so that it can be restored.

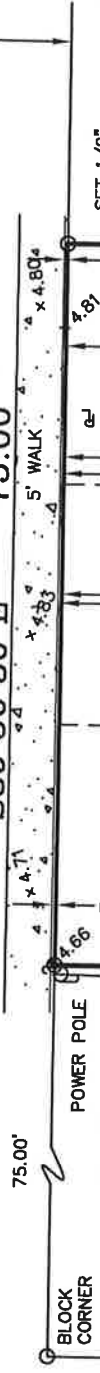
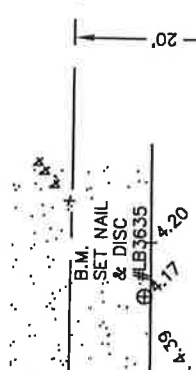
Thank you,

A handwritten signature in black ink, appearing to read 'Rob', with a long horizontal line extending to the right.

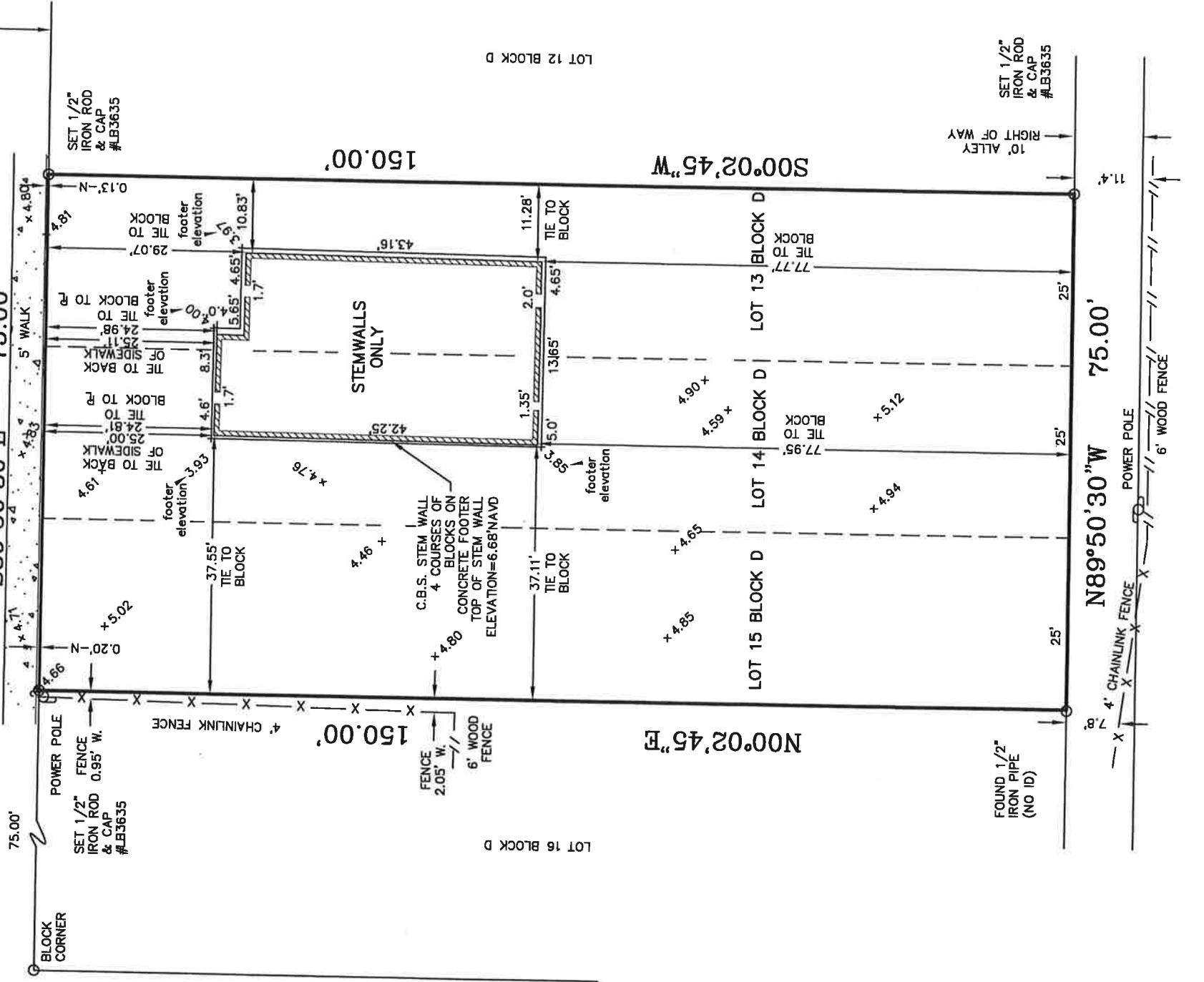
Robert H Larsen
Manager



N.W. 3rd STREET



N.W. 8th AVENUE



+ DENOTES ELEVATIONS
PER N.A.-VD.
R = PROPERTY LINE



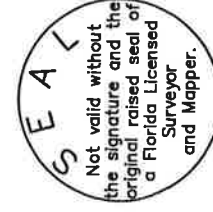
NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N89°50'30"W, along the centerline of right of way of NW 3rd Street, Plat Book 182 Page 30, Broward County Public Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey consists of a map and text report, one is not valid without the other.
8. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
9. The location of overhead utility lines are approximate in nature due to their proximity above ground. Size, type & quantity must be verified prior to design or construction.

REVISIONS		DATE	BY
TIES TO BACK OF SIDEWALK			
DATE OF SURVEY	06/06/19	CHECKED BY	RLT
		DATE	07-09-19
		BY	AL/RLT
DRAWN BY	SP	FIELD BOOK	

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



Robert L. Thompson
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

19-1410

SCALE 1"=20'

SKETCH NUMBER SU-19-1410



728

CITY OF BIRMINGHAM
PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
 DATE: NOVEMBER 11, 2011 TIME: 6:30 PM CASE: B1523
 REQUESTING: Jax, c/o A.M. Stone, at Birmingham Apartments, Inc. 2006 43
 Street
 The applicant is requesting a reduction in the front yard setback from the existing
 setbacks. The front setback is currently 10 feet, 0 inches, measured from the front
 property line to a total setback of 8.2 feet on 2.8 inches.
 LOCATION: City Commission Chambers INFORMATION: CONTACT: JANE BOE, 205-263-
 4377 WWW.CITYOFBIRMINGHAM.COM

TOW-AWAY
7 DAY ZONE 24 HRS
 UNAUTHORIZED VEHICLES OR
 VESSELS WILL BE TOWED AWAY
 AT OWNERS RISK & EXPENSE
EXECUTIVE TOWING
 954-444-0054



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
 DATE: NOVEMBER 13, 2012 TIME: 6:30 PM CASE: B19025

REQUESTING: Sec. 47-5.36, Table of dimensional requirements for the RMM-25 district.

The applicant is requesting a reduction to the front yard setback from the required twenty five feet (25) to twenty four point eight feet (24.8) measured from the front property line, for a total reduction of 0.2 feet or 2.4 inches.

LOCATION: CITY COMMISSION CHAMBERS
 CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (754) 825-4504
<http://www.fortlauderdale.gov>

TOW-AWAY ZONE
 7 DAYS
 UNAUTHORIZED VEHICLES
 VESSELS WILL BE TOWED AWAY
 AT OWNERS RISK & EXPENSE
EXECUTIVE TOWING
 5340 NW 10TH TER FT LAUDERDALE, FL 33309
954-444-0054
FL 781.07 / 12000 N.C. 60762



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
 DATE: NOVEMBER 13, 2019 TIME: 6:30 PM CASE: B19025
 REQUESTING: Sec. 47-5.36-Table of dimensional requirements for the RMM-2s district.
 The applicant is requesting a reduction to the front yard setback from the required twenty-five feet (25) to twenty-four point eight feet (24.8) measured from the front property line, for a total reduction of 0.2 feet or 2.4 inches.
 LOCATION: CITY COMMISSION CHAMBERS
 CITY HALL 100 N ANDREWS AVENUE INFORMATION: CONTACT (954) 828-6506
 http://www.fortlauderdale.gov

TOW-AWAY
7 DAYS 24 HRS
ZONE
 UNAUTHORIZED VEHICLES OR
 VESSELS WILL BE TOWED AWAY
 AT OWNERS RISK & EXPENSE
EXECUTIVE TOWING
 5340 NW 10TH TER FT. LAUDERDALE, FL 33309
954-444-0054
 F.S. 715.07 / 715.08, M.C. #9762

BOA Case: B19025

Sec. 47-5.36. - Table of dimensional requirements for the RMM-25 district. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus— See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100

Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.)(Note B)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height Where a building exceeds	Same as for single family requirement 20 ft. when abutting a	See Section 47-18.38 20 ft. when abutting a	See Section 47-18.9 20 ft. when abutting a	See Section 47-18.33 20 ft. when abutting a	10	10 ft. - up to 22 feet in height Where a building exceeds 22 ft. in	20	20

	22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	waterway	waterway	waterway			height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway		
Minimum rear yard (ft.) (Note B)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between buildings	None	None	None	None	None	10 ft. or 20% of tallest building	None	10 ft. or 20% of tallest building	0

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

Note B: Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the above specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.

Note C: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. [C-17-47](#), § 18, 1-3-18)

Property Owners List for 728 NW 3 Street FTL

504210121060	216 NW8TH LLC		PO BOX 68	FORT LAUDERDALE	FL33302
504210121040	724 NW3ST LLC		PO BOX 68	FORT LAUDERDALE	FL33302
504210121050	728 NW3RD LLC		PO BOX 68	FORT LAUDERDALE	FL33302
504210120780	808 NW3ST LLC		PO BOX 68	FORT LAUDERDALE	FL33302
504210120960	BASHFUL MANORS L L C		4289 DIAMOND DR	WESTON	FL33331
504210120770	BOHADANAH,ELI		3950 SW 6 ST	FORT LAUDERDALE	FL33312
504210200130	BOYS & GIRLS CLUBS	OF BROWARD COUNTY INC	877 NW 61 ST	FORT LAUDERDALE	FL33309
504210120530	CHRISTIAN CHURCH OF THE	REGENERATION INC	720 NW 4 ST	FORT LAUDERDALE	FL33311
504210120470	CHRISTIAN CHURCH OF THE	REGENERATION INC	720 NW 4 ST	FORT LAUDERDALE	FL33311
504210121120	DAVIS,PAUL D EST		711 NW 2 ST	FORT LAUDERDALE	FL33311
504210121070	DOUGLAS,DEIDRE		7625 FAIRWAY BLVD	MIRAMAR	FL33023
504210121090	FORD-BROWN,QUOWANDA H/E	DIEUDONNE,JARRETT	723 NW 2 ST	FORT LAUDERDALE	FL33311
504210120540	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	914 SISTRUNK BLVD	FORT LAUDERDALE	FL33311
504210120520	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	914 SISTRUNK BLVD	FORT LAUDERDALE	FL33311
504210120550	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	914 SISTRUNK BLVD	FORT LAUDERDALE	FL33311
504210121081	HALL,CHARLES F JR & ELIZABETH G		727 NW 2 ST	FORT LAUDERDALE	FL33311
504210120790	HOLY TABERNACLE UNITED	CHURCH OF GOD	1151 NW 27 AVE	FORT LAUDERDALE	FL33311
504210120580	IMPACT INVESTMENTS 1 LLC		7800 W OAKLAND PARK BLVD # C301	FORT LAUDERDALE	FL33351
504210120590	IMPACT INVESTMENTS 1 LLC		7800 W OAKLAND PARK BLVD # C301	FORT LAUDERDALE	FL33351
504210120560	IMPACT INVESTMENTS 1 LLC		7800 W OAKLAND PARK BLVD # C301	FORT LAUDERDALE	FL33351
504210121080	LACKEY,THOMAS FRANKLIN		725 NW 2 ST	FORT LAUDERDALE	FL33311
504210121110	LINDEN DEVELOPMENT CORP		PO BOX 616	FORT LAUDERDALE	FL33302
504210121030	MADISON 3ST LLC		PO BOX 68	FORT LAUDERDALE	FL33302
504210121160	MIKIRTYCHEVA,GOAR		207 NW 7 AVE	FORT LAUDERDALE	FL33311
504210120970	MOSLEY,BERNICE EST	%SAUNDRA M CARTER	809 UNDERWOOD ST N.W.	WASHINGTON DC	DC20011
504210120500	MT HERMON AFRICAN METHODIST	EPISCOPAL CHURCH INC	PO BOX 14093	FORT LAUDERDALE	FL33302
504203330030	NEW MOUNT OLIVE BAPTIST	CHURCH INC	400 NW 9 AVE	FORT LAUDERDALE	FL33311
504210120980	NOVA SOUTHEASTERN UNIVERSITY INC	FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL33314
504210120990	NOVA SOUTHEASTERN UNIVERSITY INC	FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL33314
504210121020	NOVA SOUTHEASTERN UNIVERSITY INC	FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL33314
504210121010	NOVA SOUTHEASTERN UNIVERSITY INC	FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL33314
504210121000	NOVA SOUTHEASTERN UNIVERSITY INC	FACILITIES MANAGEMENT	3301 COLLEGE AVE	FORT LAUDERDALE	FL33314
504210121640	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL33301
504210120930	ROBINSON,BETTY J	WILLIAMS,IVY L	1820 NW 26 TER	FORT LAUDERDALE	FL33311

504210120940	ROPER,JAMES W & MAEHELEN		1201 NW 9 AVE	FORT LAUDERDALE	FL33311
504210200010	SATOR INVESTMENTS LLC		4123 NW 79 AVE	SUNRISE	FL33351
504210120450	SIXTH STREET CORP		116 NW 11 AVE	FORT LAUDERDALE	FL33311
504210121061	STAFFORD,CLARENCE & MAE R LE	SUTTON,MICHAEL ETAL	3460 NW 33 ST	FORT LAUDERDALE	FL33309
504210121150	TAYLOR,LEAUDRA		4409 SW 18 ST	HOLLYWOOD	FL33023
504210121140	TAYLOR,LEAUDRA		4409 SW 18 ST	HOLLYWOOD	FL33023
504210121100	ZEILER,PATRICIA		721 NW 2 ST	FORT LAUDERDALE	FL33311
General	City of Fort Lauderdale		100 N Andrews Avenue	FORT LAUDERDALE	FL 33301
General	Historic Dorsey Riverbend HOA		500 NW 19th Avenue	FORT LAUDERDALE	FL 33311
General	Broward County	Records Division	115 S. Andrews venue, Room	FORT LAUDERDALE	FL 33301