



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
City Hall Commission Chambers
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

Wednesday, August 11, 2021
6:00 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. **AGENDA ITEMS: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

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1. **CASE:** PLN-BOA-21070004
- OWNER:** SNG 1115 INVESTMENTS LLC
- AGENT:** STEPHANIE TOOTHAKER, ESQ
- ADDRESS:** 1115 NE 9TH AVENUE; 1123 NE 9TH AVENUE FORT LAUDERDALE, FL., 33304
- LEGAL DESCRIPTION:** PROGRESSO 2-18 D LOT 12 & 13 BLK 149; PROGRESSO 2-18 D LOT 10,11 BLK 149
- ZONING DISTRICT:** B-3
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 47-20.15.3. -Backout parking.**
- Requesting a variance to allow backout parking not entirely on site and to omit the commercial use requirement of one (1) peninsular landscaped area for every four (4) spaces as per attached plans.
- Sec. 47-20.15.5.b -Backout parking.**
- Requesting a Variance to allow additional backout parking spaces whereas the code does not allow expansion of backout parking.

Sec. 47-20.15.5.c. - Backout parking.

- Requesting a variance to allow backout parking where residential use exist across the right-of-way where the backout parking is located.

Sec. 47-20.15.5.e. - Backout parking.

- Requesting a variance to not provide any landscape islands and perimeter landscape areas where the Code requires that landscape islands meeting the requirements of Section 47-21.12.4.c and d. be provided for every (6) parking spaces or fraction thereof and perimeter landscape areas meeting the requirements of Section 47-21.12.A.2.b.

Sec. 47-21.12.A.2.b -Landscape requirements for vehicular use areas.

- Requesting a variance to not provide perimeter landscape areas where the Code requires perimeter landscape areas along the perimeter of a parcel of land which does not abut a street the minimum depth of the landscape area to be two and one-half (2½) feet.

Sec. 47-21.12.A.4.c. -Landscape requirements for vehicular use areas.

- Requesting a variance to not provide landscape islands where the Code requires island areas to be a minimum of three-quarters (¾) the length of the adjacent parking space by a minimum of eight (8) feet in width.

Sec. 47-21.12.A.4.d. -Landscape requirements for vehicular use areas.

- Requesting a variance to not provide landscape islands where the Code requires island landscape areas to be planted with at least one (1) tree.

Sec. 47-21.12.G. -Retroactive VUA landscaping.

- Requesting a variance to not provide any retroactive vehicular use area landscaping where the Code states that a vehicular area which existed prior to July 7, 1977 shall meet at least fifty percent (50%) of the requirements of new vehicular use areas.

**APPROVED (6-1)
(McGinley Opposed)**

2. **CASE:** PLN-BOA-21070001
OWNER: JEFFREY ATTANASIO
AGENT: MARLA WOODHOUSE
ADDRESS: 800 POINCIANA DRIVE, FORT LAUDERDALE, FL., 33301
LEGAL DESCRIPTION: IDLEWYLD 1-19 B N1/2 OF LOT 8, N1/2 9 BLK 7

ZONING DISTRICT: RS-8

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-19.2.S.- Mechanical and plumbing equipment.**

- Requesting a variance to install Two(2) mini split air condensing units 3' 2" from side yard property line whereas the code requires to be a minimum setback of 5', a total setback reduction of 1' 10".

APPROVED (7-0)

3. **CASE:** **PLN-BOA-21070003**

OWNER: CARPELO JEBOAM

AGENT: N/A

ADDRESS: 6997 NW 30TH TERRACE; 6995 NW 30TH TERRACE; 6993 NW 30TH TERRACE; 6991 NW 30TH TERRACE, FORT LAUDERDALE, FL., 33309

LEGAL DESCRIPTION:

PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B A POR OF PAR "A" DESC AS: COMM AT SE COR OF SAID PAR "A", W ALG S/L 125.68, N 10 TO POB, W 35.40 ,N 23.58, NE 9.66, E 28.57, S 30.41 TO POB AKA: UNIT D LYONS TOWNHOMES; PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B A POR OF PAR "A" DESC AS: COMM AT SE COR OF SAID PAR "A", W ALG S/L 90.68, N 10 TO POB, W 35, N 30.41, E 35, S 30.41 TO POB AKA: UNIT C LYONS TOWNHOMES; PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B A POR OF PAR "A" DESC AS: COMM AT SE COR OF SAID PAR "A", W ALG S/L 55.68, N 10 TO POB, W 35, N 30.41, E 35, S 30.41 TO POB AKA: UNIT B LYONS TOWNHOMES; PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B A POR OF PAR "A" DESC AS: COMM AT SE COR OF SAID PAR "A", W ALG S/L 20.28, N 10 TO POB, W 35.40, N 30.41, E 28.57, SE 9.66, S 23.58 TO POB AKA: UNIT A LYONS TOWNHOMES; PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B PARCEL "A", LESS POR DESC AS: COMM AT SE COROF SAID PAR "A", W ALG S/L 20.28, N 10 TO POB, W 140.80, N 23.58, NE 9.66, E 127.14, SE 9.66,S 23.58 TO POB AKA: COMMON AREA LYONS TOWNHOMES.

ZONING DISTRICT: RMH-25

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-18.33.B.12.b - Single family dwelling, attached: Townhouses, Driveways.**

- Requesting a variance to omit the installation of structural soil related to planting a canopy tree.

Sec. 47-18.33.B.12.c - Single family dwelling, attached: Townhouses, Driveways.

- Requesting a variance to omit the landscaped pervious area, the canopy tree, and the continuous shrub planting.

**APPROVED (6-1)
(Maxey Opposed)**

4. **CASE:** PLN-BOA-21070005

OWNER: 1 HARBORAGE INVESTMENTS LLC

AGENT: HOPE CALHOUN, ESQ., DUNAY, MISKEL & BACKMAN LLP

ADDRESS: 1 HARBORAGE ISLE DRIVE, FORT LAUDERDALE, 33316

LEGAL DESCRIPTION: 12-50-42 COMM AT NE COR GOV LOT 3 OF SEC 13-50-42, W 2.47, N 514.11, SWLY 413.89,NWLY 33.90 TO POB, CONT NWLY 110,NELY 206.09, SE 85.80 TO PT OF CUR,SLY ARC DIST 40.73,SW 203.69 TO POB, AS DESC IN OR 3895/204 AKA LOT 1 THE HARBORAGE

ZONING DISTRICT: RS-4.4

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-5.30 Table of dimensional requirements for the RS-4.4 district. (Note A).**

- Requesting a variance to reduce the minimum corner yard setback from 25 feet to 10 feet. A total setback reduction of fifteen(15) feet.
- Requesting a variance to eliminate the requirement to increase the side yard setback by one(1) foot for every additional foot of building height above 22 feet, from thirteen(13) feet to ten(10) feet, a total reduction of three(3) feet, per the shaded area on plan sheet A4.

APPROVED (6-1)
(McGinley Opposed)

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Update Regarding BOA Communication to the City Commission on Fence Height and Architectural Features

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.