



BOARD OF ADJUSTMENT MEETING

To Attend In-Person:
City of Fort Lauderdale
City Hall Commission Chambers
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:
Visit: www.fortlauderdale.gov/FLTV to watch and listen to the meeting
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak

Wednesday, October 13, 2021
6:00 PM

AGENDA

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

1.	CASE:	PLN-BOA-21080001
	OWNER:	M & B HOME PROPERTY INVESTMENT, LLC
	AGENT:	LINA MARTINEZ
	ADDRESS:	603 NE 16 TH AVENUE, FORT LAUDERDALE, FL 33304
	LEGAL DESCRIPTION:	A PORTION OF LOTS 1 AND 2, BLOCK 1, GRACELAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18,PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
	ZONING DISTRICT:	RC-15 – RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/MEDIUM DENSITY DISTRICT
	COMMISSION DISTRICT:	2

REQUESTING: **Sec. 47-18.45.E.4.a- Single family dwelling, attached; Duplex/two (2) family dwelling.**

Requesting a variance for the garage width to be more than fifty (50) percent of the width of the unit's façade, whereas the code requires less than or equal to fifty (50) percent. The total width of each unit is twenty six and one half (26.5 feet). The garage measures fifteen and one half feet. A total of fifty eight and one half (58.5) percent, eight and one half (8.5) percent more than permitted.

2. CASE: PLN-BOA-21080002

OWNER: 1302 NE 32ND LLC

AGENT: DANICA BLAZANOVIC

ADDRESS: 2831 EAST COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: LOTS 2 AND 3, BLOCK 3, CORAL RIDGE COMMERCIAL BLVD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORD IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: CB- COMMUNITY BUSINESS

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 5-26 -Distance between Establishments**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 223 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred twenty three (223) feet, a total reduction of seventy seven (77) feet.

3. CASE: PLN-BOA-21080003

OWNER: CAPITAL AMIREY NADLAN LLC

AGENT: HOPE CALHOUN, ESQ. - DUNAY, MISKEL AND BACKMAN, LLP

ADDRESS: 208 SE 9 ST, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION: LOT 10, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOR, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RAC-RPO- RESIDENTIAL AND PROFESSIONAL OFFICE

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-13.20.D. -Density in the RAC-TMU District and RAC-RPO District.**

Requesting a variance from the requirement of Section 47-13.20.D. of the

ULDR that effectively limits the maximum density of a development within the RAC-RPO district to fifty (50) dwelling units per net acre to allow the development of a 41 unit multi-family project with a calculated density of 100 dwelling units per acre. The request for the increased density does not violate the density limitation of the Downtown Regional Activity Center (DRAC) Future Land Use of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element.

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4. **CASE:** **PLN-BOA-21080004**
- OWNER:** RONNIE PICOU
- AGENT:** CRUSH LAW, P.A. – JASON S. CRUSH
- ADDRESS:** 429 NW 1 AVE, FORT LAUDERDALE, FL 33301
- LEGAL DESCRIPTION:** NORTH LAUDERDALE AMEN PLAT 1-182 D LOT 6,7 N 25 BLK 25, NORTH LAUDERDALE AMEN PLAT 1-182 D LOT 5 BLK 25
- ZONING DISTRICT:** RAC-UV- URBAN VILLAGE
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 5-26- Distance between Establishments.**
- Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 84 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty-four (84) feet, a total reduction of two hundred sixteen (216) feet.

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5. **CASE:** **PLN-BOA-21080006**
- OWNER:** TWIN ANGELS PROPERTIES, LLC
- AGENT:** BRADLEY A. PISTOTNIK
- ADDRESS:** 500 FLAMINGO DRIVE, FORT LAUDERDALE, FL 33301
- LEGAL DESCRIPTION:** THE NORTH ½ OF LOT 31 AND ALL OF LOT 32 IN BLOCK 5, RIVIERA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY
- ZONING DISTRICT:** RS-8- RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 47-19.1.H- General Requirements**
- Requesting a variance to install a generator at a corneryard setback of 7.32 feet whereas the code requires a minimum setback of 15 feet, a total reduction of 7.68 feet.

6. **CASE:** **PLN-BOA-21090001**

OWNER: FLORIDA PLACES 4 RENT LLC

AGENT: HOPE CALHOUN, ESQ. - DUNAY, MISKEL AND BACKMAN, LLP

ADDRESS: 2309 BARCELONA DRIVE, FORT LAUDERDALE, FL 33301

LEGAL DESCRIPTION: LOT E, BARCELONA ISLES ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 17, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ZONING DISTRICT: RS-4.4- RESIDENTIAL SINGLE FAMILY/LOW DENSITY DISTRICT

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-19.5. - Fences, walls and hedges.**

Requesting a variance from the 6'-6" Height MAX. Measured from Grade According to Section 47-2.2.G for Fence/Wall in Residential Zoning Districts as provided in Table 1 of Section 47-19.5 – Fences, walls and hedges to allow an eight (9' 8") foot, a total deviation in height of one foot six inches (3' 2").

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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

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

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

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