



BOARD OF ADJUSTMENT MEETING

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

Wednesday, August 10, 2022
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-22060006
	OWNER:	ALMINAQUE, GUSTAVO A; RICO, ANALAY
	AGENT:	N/A
	ADDRESS:	2667 KEY LARGO LANE, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 36 OF BLOCK 6, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
	ZONING DISTRICT:	RS-6.85A – IRREGULAR RESIDENTIAL
	COMMISSION DISTRICT:	4
	REQUESTING:	<u>Sec. 47-39.A.6.F. - Dimensional requirements.</u>

- Requesting a variance to reduce the southside side yard for the existing, enclosed, car port from the required 7.5 feet to 3.34 feet from the side yard property line, a total reduction of 4.16 feet.

2. **CASE:** **PLN-BOA-22070001**
- OWNER:** LENNAR HOMES, LLC
- AGENT:** GREENSPOON MARDER LLP/DEENA GRAY, ESQ
- ADDRESS:** SW 20TH AVENUE, FORT LAUDERDALE, FL 33312
- LEGAL DESCRIPTION:** A PORTION OF LOTS 4, 5 & 6, ALL IN BLOCK E, RIVERSIDE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SOUTHEAST CORNER OF PARCEL 4, "RIVERSIDE PARK TOWNHOUSE AND VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 21'20'13" WEST, A DISTANCE OF 90.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'48'58" WEST, A DISTANCE OF 54.74 FEET; THENCE NORTH 89'11'02" EAST, A DISTANCE OF 159.17 FEET; THENCE SOUTH 00'48'58" EAST, A DISTANCE OF 54.74 FEET; THENCE SOUTH 89'11'02" WEST, A DISTANCE OF 159.17 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 8,712 SQUARE FEET OR 0.20 ACRES, MORE OR LESS. BUILDING 9
- ZONING DISTRICT:** RM-15 – RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
- COMMISSION DISTRICT:** 4
- REQUESTING:** **Sec. 47-18.33.B.5.c.– Single family dwelling, attached: Townhouses.**
- Requesting a variance to eliminate a 5' by 54.4' pedestrian easement along the east side lot line of Building 9 of the townhouse development not abutting a public street, whereas the code requires a 5' pedestrian easement when not abutting a public street.
3. **CASE:** **PLN-BOA-22070002**
- OWNER:** JOHNSTON, DAVID
- AGENT:** SLAZYK, ERIC
- ADDRESS:** 1010 SW 14TH TERRACE, FORT LAUDERDALE, FL 33312
- LEGAL DESCRIPTION:** A PORTION OF PARCEL "C" GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED ON THE SURVEY
- ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
- COMMISSION DISTRICT:** 4
- REQUESTING:** **Sec. 47-5.31. - Table of dimensional requirements for the RS-8**

district. (Note A)

- Requesting a variance to reduce the required 25-foot front yard setback to 16 feet 2 inches, for a total reduction of 8 feet 10 inches. The total project area to be located within the required 25-foot front yard setback will consist of 155.2 square feet.
- Requesting a variance to allow an extension into the intersection of two required 5-foot side yard setbacks by 2-feet 1-inch. The request is necessary due to the angular geometry of the irregular lot which results at the intersection of the two 5-foot setbacks. The total project area to be located within this side setback will consist of 4.5 square feet.

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.