



## **BOARD OF ADJUSTMENT MEETING NOTICE**

February 15, 2023

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, March 7, 2023, at 6:00 P.M**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

<b>CASE:</b>	<b>PLN-BOA-23010002</b>
<b>OWNER:</b>	DINH, HAMY; NGUYEN, KHANH
<b>AGENT:</b>	JOSHUA ABRAMS/CARMEN DECLERCQ
<b>ADDRESS:</b>	2500 SW 21 STREET, FORT LAUDERDALE, FL., 33312
<b>LEGAL DESCRIPTION:</b>	THE WEST ONE HALF (W ½) OF THE SOUTH 100 FEET OF THE NORTH ONE HALD (N ½) OF LOT 9, BLOCK 10 OF AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BRICKELL'S SUBDIVISION, ACCORDING TO THE PLAT THEROD, AS RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-19.2. P. - Freestanding shade structures</u></b> <ul style="list-style-type: none"> <li>• Requesting a variance to install two (2) free standing temporary shade structures in the front yard, whereas the code limits one (1) freestanding shade structure and only within the required rear yard.</li> <li>• Requesting a variance to allow two (2) proposed temporary free standing shade structures at 12-foot x 20 foot = 240 square feet each, whereas the code allows a maximum of 200 square feet each, a total increase of 40 square feet per structure.</li> </ul>

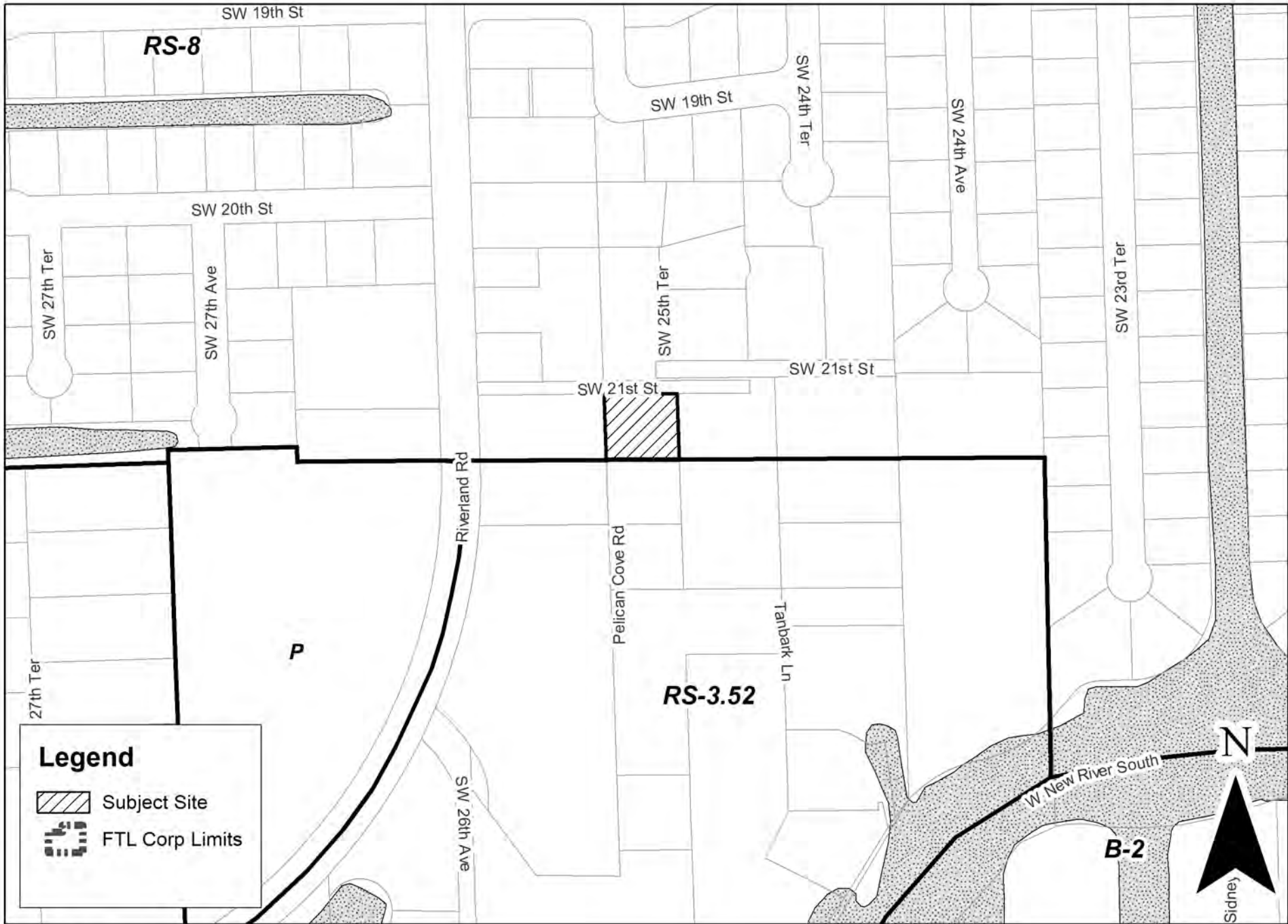
Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

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

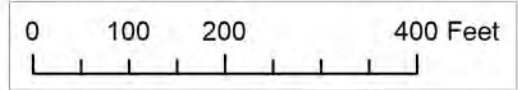
MOHAMMED MALIK  
ZONING ADMINISTRATOR

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-23010002**



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: March 7, 2023

TIME: 6:00 PM

CASE: PLN-BOA-23010002

## Sec. 47-19.2.P. – Freestanding shade structures.

- Requesting a variance to install two (2) free standing temporary shade structures in the front yard, whereas the code limits one (1) freestanding shade structure and only within the required rear yard.
- Requesting a variance to allow two (2) proposed temporary free standing shade structures at 12-foot x 20 foot = 240 square feet each, whereas the code allows a maximum of 200 square feet each, a total increase of 40 square feet per structure.

**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 4: Sign Notification Requirements and Affidavit**

**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-23010002

APPLICANT: JOSH ABRAMS

PROPERTY: 2500 SW 21<sup>ST</sup> ST.

PUBLIC HEARING DATE: 03/07/2023

BEFORE ME, the undersigned authority, personally appeared JOSH ABRAMS, 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(s) not returned within the prescribed time limit as noted in Sec. 47.27.2.J of the City of Fort Lauderdale UJDR, I will forfeit my sign deposit. JA (Initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14 day of February, 2023

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/29/26

 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**


**BOARD OF ADJUSTMENT MEETING**  
DATE: March 7, 2023      TIME: 6:00 PM      CASE: PLN-BOA-23010002

**Sec. 47-19.2.P. – Freestanding shade structures.**

- Requesting a variance to install two (2) free standing temporary shade structures in the front yard, whereas the code limits one (1) freestanding shade structure and only within the required rear yard.
- Requesting a variance to allow two (2) proposed temporary free standing shade structures at 12-foot x 20 foot = 240 square feet each, whereas the code allows a maximum of 200 square feet each, a total increase of 40 square feet per structure.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL 100 N ANDREWS AVENUE      INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>



 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
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LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION CONTACT: (954) 828-4504  
<http://www.fortlauderdale.gov>

**Code Section: 47-19.2. P.**

*Freestanding shade structures.* Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard.

# Record

Menu Refine Search New GIS Create a Set View Log Reports Help My Filters --Select-- Module Planning

Showing 1-21 of 21

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Opened Date</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-23010002</a>	Sec. 47-19.2. P - Freestanding shade structures ...	Temporary Car Ports	Z- Board of Adjustment (BOA)	0		2500	SW	21	ST	01/03/2023	Open
<input type="checkbox"/>	<a href="#">CE22090696</a>	2 TENTS ERECTED		Code Case	0	Malaika Murray	2500	SW	21	ST	09/26/2022	Closed
<input type="checkbox"/>	<a href="#">CE22070457</a>	VR COMPLAINT OF GARBAGE PILING UP AT THE DOOR AND...		Code Case	0	Evan Oaks	2500	SW	21	ST	07/20/2022	Closed
<input type="checkbox"/>	<a href="#">VR-22050004</a>		Vacation Rental Registry App...	Vacation Rental Registry	0		2500	SW	21	ST	05/03/2022	Active
<input type="checkbox"/>	<a href="#">VR-APP-22040064</a>			Vacation Rental Registry Application	0		2500	SW	21	ST	04/13/2022	Issued
<input type="checkbox"/>	<a href="#">BT-GEN-22040081</a>	VACATION RENTAL	DINH,HAMY	General Business Tax Receipt	196.89		2500	SW	21	ST	04/13/2022	Delinquent
<input type="checkbox"/>	<a href="#">BT-GEN-REN-20070610</a>		General Renewal	General Business Tax Renewal	0		2500	SW	21	ST	07/01/2020	Complete
<input type="checkbox"/>	<a href="#">CE19050231</a>	L/S - PROPLOGIX - 0 OPEN CASES	CHANCEY,JEREMY T	Code Case	0		2500	SW	21	ST	05/02/2019	Closed
<input type="checkbox"/>	<a href="#">VIO-CE19050231_1</a>		CHANCEY,JEREMY T	Violation-CODE Hearing	0		2500	SW	21	ST	05/02/2019	Closed
<input type="checkbox"/>	<a href="#">PM-16011541</a>	REPLACE 9 WINDOWS AND 4 DOORS WITH IMPACT ~ ~	REPLACE 9 WINDOWS AND 4 DOOR...	Window and Door Permit	0		2500	SW	21	ST	01/21/2016	Complete
<input type="checkbox"/>	<a href="#">PM-13101093</a>	REPLACE 2 TON SPLIT AC	REPLACE 2 TON SPLIT AC	Mechanical HVAC Changeout Permit	0		2500	SW	21	ST	10/15/2013	Complete
<input type="checkbox"/>	<a href="#">PM-13040283</a>	TREE REMOVAL 2-ROYAL POINCIANAS 20"CAL.POOR ~COND...	TREE REMOVAL 2-ROYAL POINCIA...	Landscape Tree Removal-Relocation Permit	0		2500	SW	21	ST	04/03/2013	Complete
<input type="checkbox"/>	<a href="#">PM-09082166</a>	REPLACE EXIST GARAGE DOOR 16' X 7' SFR	REPLACE EXIST GARAGE DOOR 16...	Window and Door Permit	0		2500	SW	21	ST	08/31/2009	Complete
<input type="checkbox"/>	<a href="#">PM-08052474</a>	CHANGE OVER TO UNDERGROUND SERVICE	CHANGE OVER TO UNDERGROUND S...	Electrical Services Permit	0		2500	SW	21	ST	05/29/2008	Complete
<input type="checkbox"/>	<a href="#">BL-9053626</a>		JTC MANAGEMENT GROUP INC	General Business Tax Receipt	0		2500	SW	21	ST	08/03/2005	Open
<input type="checkbox"/>	<a href="#">PM-03092374</a>	REROOF TILE 3400SF SFR	REROOF TILE 3400SF SFR	Re-Roof Permit	0		2500	SW	21	ST	09/29/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03022052</a>	6FT X 150 LF WOOD FENCE`	6FT X 150 LF WOOD FENCE`	Fence Permit	0		2500	SW	21	ST	02/28/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03010431</a>	19X21 POOL 793SF DECK	19X21 POOL 793SF DECK	Residential Pool-Spa-Fountain Permit	0		2500	SW	21	ST	01/08/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03010432</a>	POOL PIPING	POOL PIPING	Plumbing Residential Permit	0		2500	SW	21	ST	01/08/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03010434</a>	POOL ELECTRIC	POOL ELECTRIC	Electrical Residential Permit	0		2500	SW	21	ST	01/08/2003	Complete
<input type="checkbox"/>	<a href="#">PM-03010253</a>	REMOVE 1 MANGO TREE IN BACK YARD permit voided ~...	REMOVE 1 MANGO TREE IN BACK ...	Landscape Tree Removal-Relocation Permit	0		2500	SW	21	ST	01/06/2003	Void



## DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING

### BOARD OF ADJUSTMENT (BOA)

Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022

I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : Deadlines, Notes, Fees, and General Information
- Page 1 : Applicant Information Sheet
- Page 2 : Variance Request Criteria
- Page 3 : Required Documentation & Mail Notice Requirements
- Page 4 : Sign Notice Requirements & Affidavit
- Page 5 : Technical Specifications

**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. A meeting can be requested by submitting an 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 deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

**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.

**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, or special advertising costs 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. 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.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request before the board: \$1,150

**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 variances 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	Khan Nguyen & Hanh Dinh
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	16208 206th Pl. SE, Renton, WA 98059
E-mail Address	hanhdinh82@yahoo.com
Phone Number	(206)427-8472 / (206)427-8404
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	Josh Abrams and Carmen Declercq
Applicant / Agent's Signature	
Address, City, State, Zip	2330 SW 27th Ave. Ft. Lauderdale, FL 33312
E-mail Address	josh@captainjosh.com
Phone Number	(954) 415-2568
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	N/A
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2500 SW 21st. St. Fort Lauderdale, FL 33312
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	504217010530
Variance Request (Describe)	Requesting to install 2 temporary & Free-standing shade structures in the front yard to allow the structures at 12-foot x 20 foot = 240 square feet each
Applicable ULDR Sections	47-19.2.P

Current Land Use Designation	01-01 Single Family
Current Zoning Designation	01-01 Single Family
Current Use of Property	01-01 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		
Side		
Side		
Rear		

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

Answer All questions on this page and attach narrative.

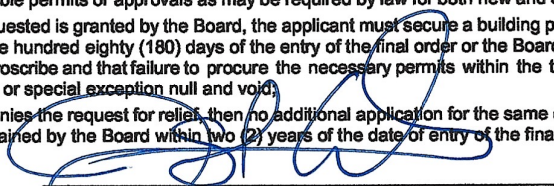
**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.

**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
- 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:
- 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
- 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
- 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.

**AFFIDAVIT:** Josh Abrams 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 3 day of January, 2023

(SEAL)

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:



**BIENVENIDO H. KING**  
 Commission # HH 197957  
 Expires December 8, 2025  
 Bonded Thru Budget Notary Services



<b>Site Address</b>	<b>2500 SW 21 STREET, FORT LAUDERDALE FL 33312-4508</b>	<b>ID #</b>	5042 17 01 0530
<b>Property Owner</b>	DINH, HAMY NGUYEN, KHANH	<b>Millage</b>	0312
<b>Mailing Address</b>	16208 205 PL SE RENTON WA 98059	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	AMENDED SUB OF 1-72 D 17-50-42 W1/2 OF S 100 OF N1/2 OF LOT 9 BLK 10		

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)**.

\* 2023 values are considered "working values" and are subject to change.

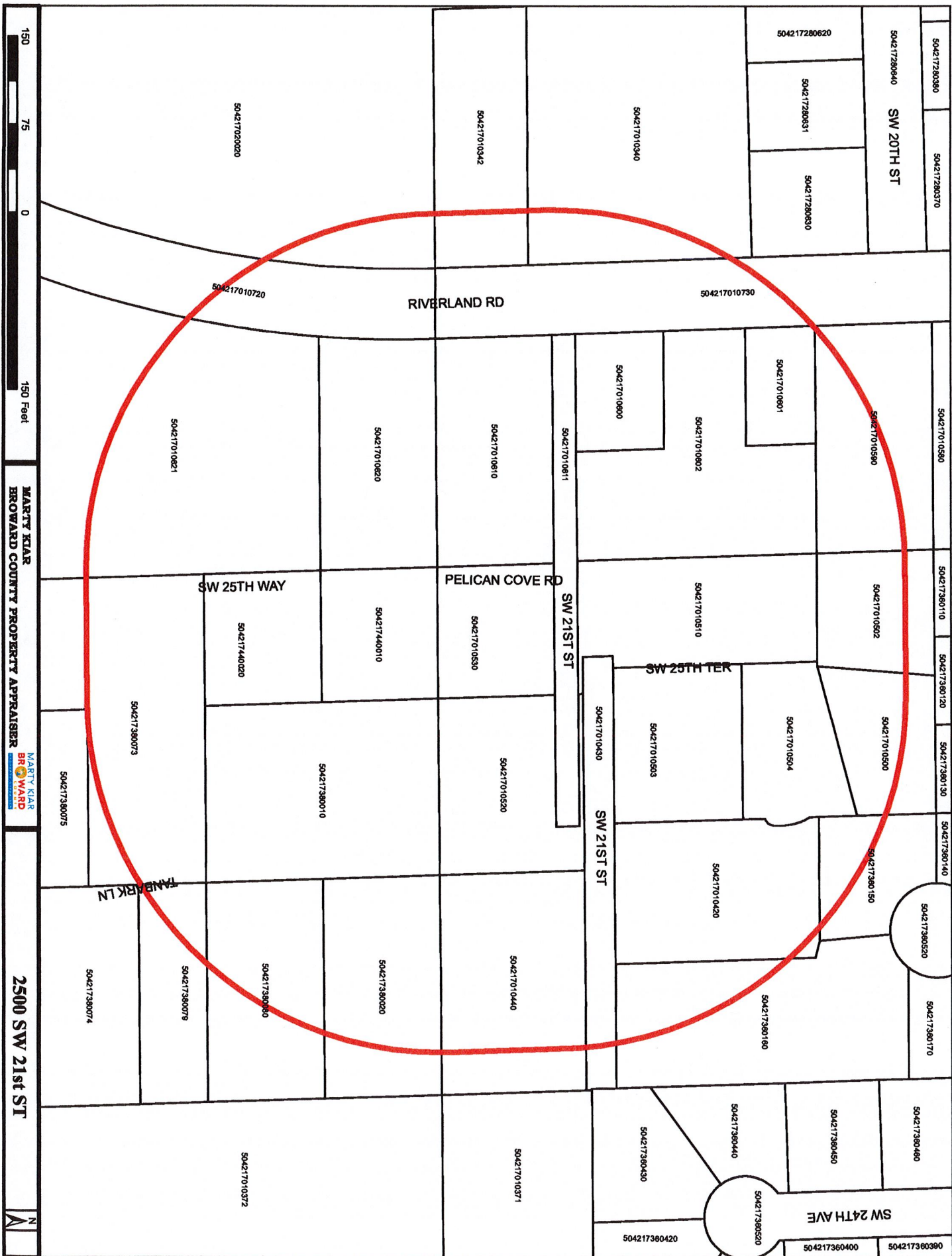
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$72,770	\$427,700	\$500,470	\$500,470	
2022	\$72,770	\$427,700	\$500,470	\$500,470	\$9,850.43
2021	\$72,770	\$371,780	\$444,550	\$392,900	\$7,090.85

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$500,470	\$500,470	\$500,470	\$500,470
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$500,470	\$500,470	\$500,470	\$500,470
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$500,470	\$500,470	\$500,470	\$500,470

Sales History			
Date	Type	Price	Book/Page or CIN
2/22/2022	WD-Q	\$727,000	117964242
6/17/2021	WD-T	\$100	117355690
5/14/2019	WD-Q	\$425,800	115827405
8/9/2011	QCD-T	\$100	48157 / 1360
3/31/1999	WD	\$220,000	29363 / 1069

Land Calculations		
Price	Factor	Type
\$6.50	11,196	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2219
<b>Units/Beds/Baths</b>		1/3/2.5
<b>Eff./Act. Year Built: 1991/1990</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



150 75 0 150 Feet

MARTY KIAR  
HOWARD COUNTY PROPERTY APPRAISER

2500 SW 21st ST



504217280380 504217280370

504217280840 SW 20TH ST

504217280620  
504217280631  
504217280630

504217010340

504217010342

504217020020

RIVERLAND RD

504217010730

504217010720

504217010580

504217010580

504217010801

504217010802

504217010800

504217010811

504217010810

504217010820

504217010821

PELICAN COVE RD

SW 25TH WAY

SW 21ST ST

SW 25TH TER

504217390110

504217010502

504217010810

504217010430

504217010530

504217010530

504217440010

504217440020

504217390073

504217390075

504217390130

504217010500

504217010504

504217010503

504217010520

504217390010

504217390140

504217390150

504217010420

SW 21ST ST

504217390520

504217390170

504217390160

504217010440

504217390020

504217390800

504217390079

504217390074

504217390480

504217390450

504217390440

504217390430

SW 24TH AVE

504217390520

504217010371

504217010372

504217390380

504217390400

504217390420

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
504217360150	FOUND,DAVID & LISA SCOTT		1919 SW 24 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 OAK RIVER SUB 77-25 B
504217010500	SELIGMAN,NAOMI A & GUY T		2020 SW 25 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010502	BAKER,ELIZABETH L H/E	ALFONSO,S & LORBER,JACQUELINE	2015 SW 25 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010590	MULLEN,KATHLEEN		1990 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010504	FRIEDMAN,AMES		2022 SW 25 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010420	GAFFIN,DONALD C EST		1920 SW 24 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010510	VERA,RAFAEL		2541 SW 21 ST	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010602	GAMEZ,RAMIRO	HUMBLES,KATRINA	2050 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 1-72 D 17-50-42
504217010601	STEARNS,PAUL B		2000 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010340	HERTZ,BRADLEY	FAMILY LAND TR #2065 ETAL	2065 RIVERLAND RAOD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010503	AGUILAR ISER,ALEXIS	TOUCHARD,VERONIQUE	2511 SW 21 ST	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010600	CANTOR,MARK D & CARLA J	CANTOR FAM REV LIV TR	2060 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 1-72 D 17-50-42
504217010430	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 AMENDED SUB OF 17-50-42 1-72 D
504217010440	BOBOWICZ,JOSEPH J & JOYCE		2102 TANBARK LANE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 1-72 D 17-50-42
504217010520	STELLA,STEPHEN		2101 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 1-72 D 17-50-42
504217010611	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 AMENDED SUB OF 17-50-42 1-72 D
504217010530	DINH,HAMY	NGUYEN,KHANH	16208 205 PL SE	RENTON	WA	98059	RENTON WA98059	AMENDED SUB OF 1-72 D 17-50-42
504217010610	LEIKAUF,KATHY DAVIS & CHARLES H		2110 RIVERLAND ROAD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217010342	NALVARTE,WALTER J	VALVERDE,GUISELLA K	2101 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217020020	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 RIVER LANDS 19-12 B
504217380020	QUINONES,JUAN JR	JUAN QUINONES JR REV LIV TR	2110 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B
504217380010	ASSELBORN,CECILIA		2111 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B
504217440010	NELSON,RUSSELL S		2110 PELICAN COVE RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 PELICAN COVE 107-24 B
504217010620	HYYP FAM TR	ZHANG,BRUCE YUNPENG TRSTEE	9328 MEDIAR DR	SAN RAMON	CA	94582	SAN RAMON CA94582	AMENDED SUB OF 17-50-42 1-72 D
504217380080	HOLLOWAY,STEPHEN M	HENDRIX,OMAR L ETAL	2120 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B
504217440020	320 SE 9 ST LAND TR	SELIGMAN,GUY J TRSTEE	2020 SW 25 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 PELICAN COVE 107-24 B
504217380073	SHAFFNER,BRUCE G & PAMELA K		2127 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B LOT 5 S 40,7 N
504217010621	MOZINO,THEODORE J		2180 RIVERLAND	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 AMENDED SUB OF 17-50-42 1-72 D
504217380075	STELLA,STEPHEN G		2137 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B
504217360160	GAFFIN,DONALD C EST		1920 SW 24 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 OAK RIVER SUB 77-25 B
504217010720	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 AMENDED SUB OF 17-50-42 1-72 D
504217010730	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 AMENDED SUB OF 17-50-42 1-72 D
504217380079	KEIDAN,SHIR	MCGETTIGAN,SAM	2130 TANBARK LN	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 TANBARK 82-12 B

**Josh Abrams**  
**PLN-BOA-23010002**  
**Variance Request for two temporary shade structures**  
**2500 SW 21<sup>st</sup> St.**  
**FORT LAUDERDALE 33312-4508**

Variance Request (Describe)

I am requesting a Variance / Special Exception for Temporary Use of two (2) prefabricated carport tent structures in front parking areas at 2500 SW 21<sup>st</sup> St.

This is in response to a code violation (CE22090696) being issued when I originally erected two 12' (wide) x 20' (long) x 9' (tall) shade structures.

See exhibit photos below.

They have since been removed and I'm requesting this variance to Code Section 47-19.2.P. Code allows for no more than one (1) freestanding shade structure per plot and shall be permitted in the required rear yard. The Parking Areas are located in the front of the property where the shade structures are requested. Shade structures are 10' in height, under the 12' maximum allowed by code.

5' setback from the North property line and 8' setback from the East property line for the shade structure in the East Driveway, within code requirements.

8' setback from the West property line and 8' setback from the North property line for the shade structure in the West (corner) Driveway within code requirements.

I wish to erect the structures to park my cars under the protection of the fabric canopy. This is common practice in the neighborhood (see photos attached). There are large mature trees that overhang the driveway parking areas. The trees drop plant debris, and birds that inhabit the trees also contaminate our vehicles with their waste. Lastly the UV rays of South Florida sun are detrimental to the paint finish of the vehicles.

I intend to remove the shade structures when repair to our own fire-damaged home at 2330 SW 27<sup>th</sup> Ave is completed, and we are able to park in our own garage again. At the direction of Burt Ford, I have taken great care to be certain the structures will not be in the restricted area on the NW corner of the property at the intersection of SW 21<sup>st</sup> St and Pelican Cove Rd. This is illustrated on the property survey with a diagram of the proposed locations.

Sincerely,

Josh Abrams

### **Criteria Response Specifics:**

- a. The special conditions and circumstances that affect the property include an abundance of mature trees over the driveway parking areas. These trees drop debris on our vehicles at an alarming rate. Furthermore the trees are home to several birds and animals that also drop debris on our vehicles.
- b. These special conditions are particular to not only this property, but most of the surrounding properties in the immediate vicinity. Several other homeowners have resolved the issue of debris contaminating their vehicles by erecting nearly identical structures to those I propose. See photos in Exhibit B.
- c. Literal application of Code Section 47-19.2.3(P) allows for one freestanding shade structure in the back yard, however to protect our vehicles from damaging debris, UV (sun), and other outdoor elements they need to be erected in the front of the house where the driveway parking areas are located. I'm also asking to allow 240 Sq Ft (12'x20'x9') structures as this is the size I already own and accommodate our larger vehicles.
- d. The hardship created is one of nature, not self-created by myself or any of my predecessors. It is simply an issue of the location of the property in an area that has particularly large mature trees and animals that inhabit them. We are displaced from our home due to a fire. We do not have these issues at our own house.
- e. The variance I'm requesting is the minimum that will protect our vehicles. Furthermore the structures will be temporary and will be removed in due course. They are not incompatible with adjoining properties or neighborhood. As mentioned previously many of the adjoining properties have nearly identical structures. If the variance is granted, I don't believe the shade structures will be detrimental to the public welfare. The Property Survey (submitted) with diagram of proposed location for the structures and setbacks illustrates they are outside of the road easement (intersection of SW 21<sup>st</sup> St & Pelican Cove Rd.) to the North-West and causes no visual inhibition to the North-East on 21<sup>st</sup> St. and within code setback requirements.

**Temporary Shade Structures (Prior to removal) at 2500 SW 21<sup>st</sup> St.**



Similar shade structure at the abutting property immediately to the East of 2500 SW 21<sup>st</sup> St.



Similar structure located at property abutting the South-East corner of 2500 SW 21<sup>st</sup> St.



Similar structures located at a property located in the immediate vicinity of 2500 SW 21<sup>st</sup> St.





2500



130'± S.E. 1ST. STREET  
POMPANO BEACH  
FLORIDA 33060

 **ACCURATE LAND SURVEYORS, INC.**  
L.B. #3635

TEL. (954) 782-1441  
FAX: (954) 782-1442  
SHEET 1 OF 2

TYPE OF SURVEY: **BOUNDARY**

JOB NUMBER: **SU-03-2632**

**LEGAL DESCRIPTION:**

THE WEST ONE HALF (W 1/2) OF THE SOUTH 100 FEET OF THE NORTH ONE HALF (N 1/2) OF LOT 9, BLOCK 10 OF AN AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BRICKELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ADDRESS: **2500 SW 21ST STREET FT.LAUDERDALE, FL 33312**

FLOOD ZONE:

AE

BASE FLOOD ELEVATION:

7'NGVD

CONTROL PANEL NUMBER:

125105-0218-F

EFFECTIVE:

REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: 8.60'NGVD

GARAGE FLOOR ELEVATION: 7.53'NGVD

LOWEST ADJACENT GRADE : 7.0'NGVD

HIGHEST ADJACENT GRADE : 8.0'NGVD

REFERENCE BENCH MARK: **SEE FILE**

CERTIFY TO:

1. CHARLES B. BUTMAN P.A.
2. ATTORNEYS' TITLE INSURANCE FUND, INC.
3. JEREMY T. CHANCEY AND LUCILA F. CHANCEY, HUSBAND AND WIFE
4. LOAN CITY.COM, ITS SUCCESSORS AND/OR ASSIGNS
5. N/A

EASEMENTS ACCORDING TO THE PLAT HEREON:  
TWENTY SIX FEET UTILITY, ROAD AND DRAINAGE EASEMENT @ WEST PROPERTY LINE

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE PLAT HEREON:  
CONCRETE DRIVE IN S.W. 25TH WAY AND S.W. 21ST. STREET RIGHT-OF-WAY

NOTE: OWNERSHIP OF FENCES DEPICTED HEREON HAS NOT BEEN DETERMINED

NOTE:  
THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT  
VALID WITHOUT THE OTHER.

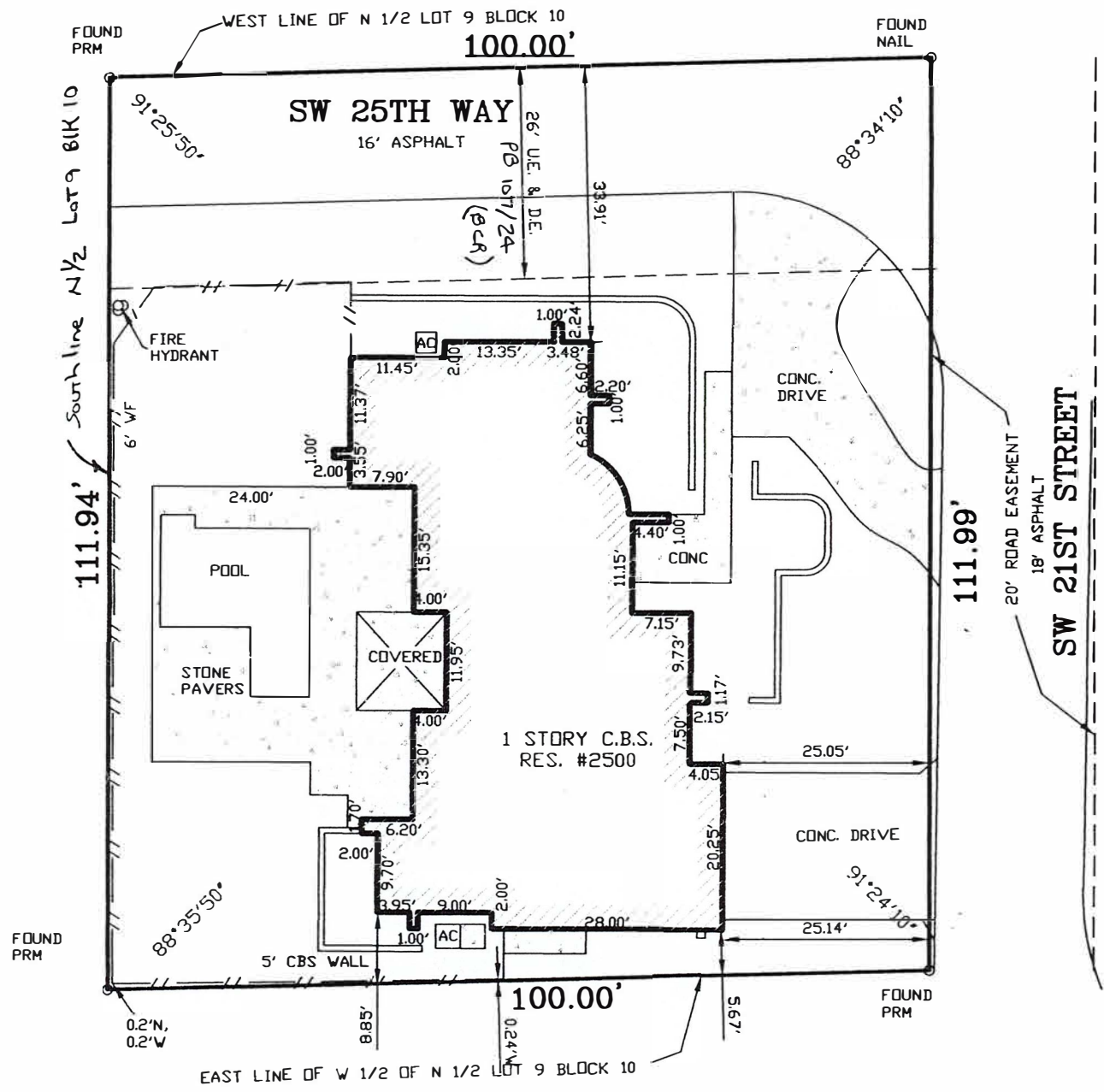
**LEGEND OF ABBREVIATIONS:**

FH = FIRE HYDRANT  
L = DELTA  
A = ARC LENGTH  
C = CHORD  
T = TANGENT  
C.B.S. = CHORD BEARING  
R/W = CONCRETE BLOCK STRUCTURE  
P.C. = POINT-OF-WAY  
PP = POINT OF CURVATURE  
WM = WATER METER  
O.H. = OVERHANG  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
CONC. = CONCRETE  
ASPH. = ASPHALT  
MSL = MEAN SEA LEVEL  
MH = MANHOLE  
LP = LIGHT POLE

D.B. = DEED BOOK  
C.L.F. = CHAIN LINK FENCE  
(C) = CALCULATED  
ALUM. = ALUMINUM  
BLVD. = BOULEVARD  
ENCR. = ENCROACHMENT  
I.P. = IRON PIPE  
I.R. = IRON ROD  
P.R.M. = PERMANENT REFERENCE MONUMENT  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
A.E. = ANCHOR EASEMENT  
MAINT. = MAINTENANCE  
ELEV. = ELEVATION  
BLM. = BENCH MARK  
SEC. = SECTION  
T.M.P. = TOWNSHIP  
RGE. = RANGE  
CEN. = CENTERLINE

SQ. FT. = SQUARE FEET  
P.G.P. = PERMANENT CONTROL POINT  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
B.C.R. = BROWARD COUNTY RECORDS  
FLA. = FLORIDA POWER AND LIGHT  
T.M.P. = TOWNSHIP  
A.O.B. = AIR CONDITIONER  
F.O.C. = FOUND OF COMMENCEMENT  
P.O.C. = POINT OF COMMENCEMENT  
CHATT. = CHATTahoochee  
STA. = STATION  
K.T.S. = NOT TO SCALE  
N.T.S. = NOT TO SCALE  
P.L. = PLAT COUNTY RECORDS  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
F.F. = FINISH FLOOR  
ELEC. = ELECTRIC



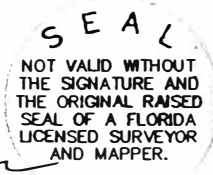


**NOTES:**

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
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. THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
5. THIS DRAWING 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 CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6 FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.



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

REVISIONS	DATE	BY

