



BOARD OF ADJUSTMENT MEETING NOTICE

March 22, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, April 12, 2023, at 6:00 P.M**

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

CASE:	PLN-BOA-23020003
OWNER:	DYLAN BUSS; ANNA LYDIA DOMI
AGENT:	JORGE A. HOYOS
ADDRESS:	2414 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301
LEGAL DESCRIPTION:	LOT 20, SEA ISLAND UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 – RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-19.5.1d - Fences, walls, and hedges.</u> <ul style="list-style-type: none"> • Requesting a variance from the average three (3) foot setback requirements to allow a NEW six (6) foot high fence/gate added TO AN EXISTING FENCE/GATE to be reduced to one (1) foot six (6) inches, a total reduction of one (1) foot six (6) inches. • Requesting a variance from the average three (3) foot setback requirement to be reduce to zero (0) feet for an existing non-conforming twenty-eight (28) feet long site wall/fence, a total setback reduction of three (3) feet.

Note: To view more information about this item, please visit: 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

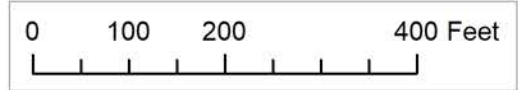
Florida Statutes, Sec. 286.0105

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-23020003

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\2023\BOA_2023_04-12\PLN-BOA-23020003.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 12, 2023

TIME: 6:00 PM

CASE: PLN-BOA-23020003

Sec. 47-19.5.1d. - Fences, walls, and hedges.

- Requesting a variance from the average three (3) foot setback requirements to allow a **NEW** six (6) foot high fence/gate added **TO AN EXISTING FENCE/GATE** to be reduced to one (1) foot six (6) inches, a total reduction of one (1) foot six (6) inches.
- Requesting a variance from the average three (3) foot setback requirement to be reduce to zero (0) feet for an existing non-conforming twenty-eight (28) feet long site wall/fence, a total setback reduction of three (3) feet.

**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-23020003

APPLICANT: George A. Hoyos

PROPERTY: 24114 Sea Island Drive, Fort Lauderdale FL 33301

PUBLIC HEARING DATE: Wednesday, APR 12, 2023

BEFORE ME, the undersigned authority, personally appeared George A. Hoyos, 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 is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of MARCH, 2023



Carola Novoa (Carola Novoa)
NOTARY PUBLIC
MY COMMISSION EXPIRES:



NOTICE
This area is reserved for the use of the building and its occupants. No other activities are permitted here. Any unauthorized use of this area will result in the removal of the user and possible legal action.

43



PUBLIC NOTICE
STATE OF ALABAMA
NOTICE OF ACCIDENT INVESTIGATION
The Alabama Department of Transportation (ALDOT) is conducting an investigation into the cause of the accident described below. If you were involved in this accident, please contact the ALDOT Office of Accident Investigation at (334) 881-2222 or visit the website at www.aldot.gov/accident. Your input is important to help us determine the cause of the accident and prevent similar accidents in the future.



CRIME ALERT
If you see suspicious activity, please call the police at 911.
If you have any information, please call the police at 911.
If you have any information, please call the police at 911.
If you have any information, please call the police at 911.

CRIME ALERT



PUBLIC NOTICE

BOARD OF ADJUDICATION MEETING

FOR APPROVAL OF THE PROPOSED DEVELOPMENT

FOR 21 02 01 01, 01000 01000 01000

DATE: 01/01/2024

TIME: 10:00 AM

LOCATION: 01000 01000 01000

AGENDA:

- 1. APPROVAL OF THE PROPOSED DEVELOPMENT
- 2. APPROVAL OF THE PROPOSED DEVELOPMENT
- 3. APPROVAL OF THE PROPOSED DEVELOPMENT

FOR MORE INFORMATION, PLEASE CONTACT THE BOARD OF ADJUDICATION AT 01000 01000 01000



CODE SECTION:

Sec. 47-19.5. Fences, walls, and hedges.

- A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.
- B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

TABLE 1

FENCES, WALLS AND HEDGES (Note D)	HEIGHT MAX. Measured from Grade According to Section 47-2.2.G	PERCENT TRANSPARENT (Note B)	SETBACK (Note A & G)		
			STREET	SIDE	REAR
Residential Zoning Districts					
1a. FENCE/WALL	Up to 2'-6"	N/A	0'-0"	0'-0"	0'-0"
1b. FENCE/WALL	2'-6"—4'-4"	75—100% transparency	0'-0"	0'-0"	0'-0"
1c. FENCE/WALL	2'-6"—4'-4"	Below 75% transparency	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
1d. FENCE/WALL	4'-4"—6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
2. CHAIN LINK FENCE	Up to 6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
Residential/Non-Residential Zoning Districts					
3. FENCE/WALL	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
4. CHAIN LINK FENCE	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
5. HEDGES	Up to 10'-0"	N/A	0'-0"	0'-0"	0'-0"

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway, the setback for the waterway shall be measured in accordance with Section 47-2 of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note D: Handrails or safeguards when required by federal or state codes shall be exempt from this section.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. below for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

Record

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

Showing 1-25 of 25

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
<input type="checkbox"/>	PLN-BOA-23020003	Sec. 47-19.5.1d - Fences, walls, and hedges. • R...	BUSS RESIDENCE FENCE	Z- Board of Adjustment (BOA)	0		2414		SEA ISLAND	DR	02/02/2023	Open
<input type="checkbox"/>	BLD-FEN-22080075	INSTALLATION OF ROLLING GATE	INSTALLATION OF ROLLING GATE	Fence Permit	317.5		2414		SEA ISLAND	DR	08/19/2022	Awaiting Client Reply
<input type="checkbox"/>	BLD-RPAV-22070002	DEMO OF OLD PAVERS AND INSTALLATION OF NEW PAVERS...		Residential Paving Permit	0		2414		SEA ISLAND	DR	07/01/2022	Issued
<input type="checkbox"/>	ELE-RES-22060072	REPLACE POWER LINE MAIN AND SUPPLY POWER TO GATE		Electrical Residential Permit	0		2414		SEA ISLAND	DR	06/08/2022	Complete
<input type="checkbox"/>	PLB-MET-22050022	NEW IRRIGATION METER - 1"	BW422 - IRRIGATION METER	Plumbing Meter Install Permit	0		2414		SEA ISLAND	DR	05/24/2022	Complete
<input type="checkbox"/>	BLD-RPAV-22040063	REPLACE DRIVEWAY -- NOC	WALK THRU BW 410	Residential Paving Permit	0		2414		SEA ISLAND	DR	04/26/2022	Complete
<input type="checkbox"/>	ELE-GEN-21010015	INSTALL A NEW 22KW GENERATOR	INSTALL A NEW 22KW GENERATOR	Generator Permit	0		2414		SEA ISLAND	DR	01/25/2021	Complete
<input type="checkbox"/>	PLB-GAS-21010029	GAS LINE BP ELE-GEN-21010015	INSTALL A NEW 22KW GENERATOR	Plumbing Gas Permit	105		2414		SEA ISLAND	DR	01/25/2021	Complete
<input type="checkbox"/>	BLD-BDSP-20070015	MARINE CONSTRUCTION WOOD PILES BOAT LIFT ER 00...	MARINE CONSTRUCTION WOOD PIL...	Boatlift-Dock-Seawall-Pile Permit	0		2414		SEA ISLAND	DR	07/11/2020	Complete
<input type="checkbox"/>	ELE-RES-20070069	MARINE CONSTRUCTION WOOD PILES BOAT LIFT ER 00...	ELECTRICAL	Electrical Residential Permit	0		2414		SEA ISLAND	DR	07/11/2020	Complete
<input type="checkbox"/>	LS20060171	L/S FLORIDA LIEN SEARCH -0- CASE FOUND		Lien Search	0		2414		SEA ISLAND	DR	06/08/2020	Closed
<input type="checkbox"/>	MEC-HVCHG-20030055	A/C CHANGE OUT	A/C CHANGE OUT	Mechanical HVAC Changeout Permit	0		2414		SEA ISLAND	DR	03/11/2020	Complete
<input type="checkbox"/>	CE18111311	INTERIOR WORK WITH NO PERMITS POSTED, , 18081744 ...	HEALY,BERNARD E JR & JULIE P	Building Code Case	0		2414		SEA ISLAND	DR	11/20/2018	Closed
<input type="checkbox"/>	VIO-CE18111311_1		HEALY,BERNARD E JR & JULIE P	Violation-BLD Hearing	0		2414		SEA ISLAND	DR	11/20/2018	Closed
<input type="checkbox"/>	PM-18081744	REMOVE AND REPLACE 22 WINDOWS W/ IMPACT ~NOC	REMOVE AND REPLACE 22 WINDOW...	Window and Door Permit	0		2414		SEA ISLAND	DR	08/20/2018	Complete
<input type="checkbox"/>	PM-16100972	DOCK WIRING BP 16082631 ~ ~11/01/2016--RECHECK-E...	DOCK WIRING BP 16082631	Electrical Residential Permit	0		2414		SEA ISLAND	DR	10/17/2016	Complete
<input type="checkbox"/>	PM-16082631	REMOVE REPLACE 10 X 73 DOCK IN SAME FOOTPRINT ~ ~...	REMOVE REPLACE 10 X 73 DOCK ...	Boatlift-Dock-Seawall-Pile Permit	0		2414		SEA ISLAND	DR	08/29/2016	Complete
<input type="checkbox"/>	PM-14120971	R AND R 24 WINDOWS W IMPACT	R AND R 24 WINDOWS W IMPACT	Window and Door Permit	0		2414		SEA ISLAND	DR	12/11/2014	Complete
<input type="checkbox"/>	PM-14111253	SFR REROOF: 3100 SQ FT TILE	SFR REROOF: 3100 SQ FT TILE	Re-Roof Permit	0		2414		SEA ISLAND	DR	11/18/2014	Complete
<input type="checkbox"/>	CE14110959	SEVEN ISLES - BULK TRASH PILE, FOUND ON THE SWALE...	HEALY,BERNARD E JR & JULIE P	Bulk Trash Case	0		2414		SEA ISLAND	DR	11/17/2014	Closed
<input type="checkbox"/>	VIO-CE14110959_1	SEVEN ISLES - BULK TRASH PILE	HEALY,BERNARD E JR & JULIE P	Bulk Trash Case	0		2414		SEA ISLAND	DR	11/17/2014	Closed
<input type="checkbox"/>	PM-10060332	AC REPLACEMENT 4 TON 10 KW HEAT 1 TSTAT 1 DRAIN	AC REPLACEMENT 4 TON 10 KW H...	Mechanical HVAC Changeout Permit	0		2414		SEA ISLAND	DR	06/03/2010	Complete
<input type="checkbox"/>	PM-06041760	REPLACE GARAGE DOOR	REPLACE GARAGE DOOR	Window and Door Permit	0		2414		SEA ISLAND	DR	04/15/2006	Complete
<input type="checkbox"/>	CE01030434	BULK TRASH ON SWALE	HEALY,BERNARD E JR & JULIE P	Code Case	0		2414		SEA ISLAND	DR	03/07/2001	Closed
<input type="checkbox"/>	VIO-CE01030434_1		HEALY,BERNARD E JR & JULIE P	Violation-CODE Hearing	0		2414		SEA ISLAND	DR	03/07/2001	Complied



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 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	DYLAN BUSS : ANNA DOMI
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	2414 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301
E-mail Address	dylangbuss@gmail.com
Phone Number	573.355.2465
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Jorge A. Hovos, H DESIGN GROUP LLC
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	1308 E BROWARD BLVD, FORT LAUDERDALE FL 33301
E-mail Address	andres@hdesigngroupusa.com; nicolas@hdesigngroupusa.com
Phone Number	786.301.0020; 929.267.6083
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	BUSS RESIDENCE GATE
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2414 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	5042 0122 0200
Variance Request (Describe)	Install additional six(6) foot high fencing with setback of one(1) foot six(6) inches. Reduction of one(1) foot six(6) inches from the required three(3) foot setback. Also requesting zero(0) feet setback(reduction of three(3) feet from required setback) for existing twenty-eight(28) foot fence that was installed by previous Owners
Applicable ULDR Sections	Sec. 47-19.5.1d

Current Land Use Designation	Residential of Single Family/Low Density
Current Zoning Designation	RS-4.4
Current Use of Property	Residential
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	3	1 foot 6 inches for new fencing; 0 feet for existing fencing
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

See narrative

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:

See narrative

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

See narrative

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

See narrative

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.

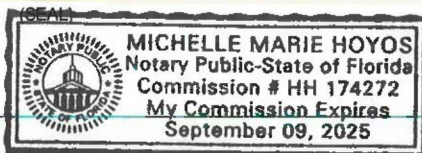
See narrative

AFFIDAVIT: I, Jorge A. Hoyos 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.

Jorge A. Hoyos
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of February, 2023



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.

If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount.

If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you.

If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

IMPORTANT:

[PREVIOUS](#)

[NEXT](#)

[VIEW MAP](#)

[PRINT](#)

[NEW SEARCH](#)

[PHOTOGRAPHS](#)

[BCPA HOME](#)

[Click here to display your 2022 TRIM Notice.](#)

Site Address	2414 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301	ID #	5042 01 22 0200
Property Owner	BUSS, DYLAN DOMI, ANNA LYDIA	Millage	0312
Mailing Address	2414 SEA ISLAND DR FORT LAUDERDALE FL 33301	Use	01-01
Abbreviated Legal Description	SEA ISLAND UNIT 1 26-28 B LOT 20		

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\(8\)](#).



IT'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$901,980	\$1,320,130	\$2,222,110	\$2,006,400	
2022	\$901,980	\$1,312,540	\$2,214,520	\$1,940,610	\$35,756.08
2021	\$901,980	\$1,051,020	\$1,953,000	\$1,884,090	\$34,749.14

2023 Exemptions and Taxable Values by Taxing Authority

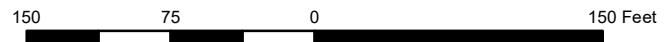
	County	School Board	Municipal	Independent
Just Value	\$2,222,110	\$2,222,110	\$2,222,110	\$2,222,110
Portability	0	0	0	0
Assessed/SOH 21	\$2,006,400	\$2,006,400	\$2,006,400	\$2,006,400
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,956,400	\$1,981,400	\$1,956,400	\$1,956,400

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
7/9/2020	WD-Q	\$2,100,000	116604670
10/25/2008	WD-T	\$100	45853 / 1917
10/1/1993	WD	\$730,000	21311 / 444
9/1/1987	WD	\$250,000	
1/1/1978	WD	\$130,000	

Land Calculations

Price	Factor	Type
\$90.00	10,022	SF
Adj. Bldg. S.F. (Card, Sketch)		3441
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1991/1951		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2414 Sea Island Drive



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY
504201250110	TANDHASETTI,PAUL W	MOSINAR TR	2424 BARCELONA DR	FORT LAUDERDALE
504201250100	INFINITY IDM LLC	% MARK C KATZEF PA	20801 BISCAYNE BLVD SUITE 304	AVENTURA
504201250090	GAINES,BRIAN M	BRIAN M GAINES LIV TR	2412 BARCELONA DR	FORT LAUDERDALE
504201250080	KRITZER,RANDY		2406 BARCELONA DR	FORT LAUDERDALE
504201250070	2400 BARCELONA DR LLC		1324 BAYVIEW DR	FORT LAUDERDALE
504201230060	MOTWANI,JAI & JESSICA		2501 SEA ISLAND DT	FORT LAUDERDALE
504201230040	MARTINDALE,JEAN		2433 SEA ISLAND DR	FORT LAUDERDALE
504201230020	GWENDOLINE JOANNOU REV TR	JOANNOU,GWENDOLINE TRSTEE	201 LAKESIDE CIR	POMPANO BEACH
504201220230	STEENTJES,VANJA JELUSIC H/E	STEENTJES,THOMAS FELIPE	2421 SEA ISLAND DR	FORT LAUDERDALE
504201220210	DEL SALTO,CARLOS	ELIZABETH DEL SALTO REV TR ETAL	2415 SEA ISLAND DR	FORT LAUDERDALE
504201220190	SPAGNOLI,ANNA	TORQUATI,ALFONSO	2407 SEA ISLAND DR	FORT LAUDERDALE
504201220170	OLIN,PEGGY	PEGGY OLIN REV TR	2401 SEA ISLAND DR	FORT LAUDERDALE
504201220150	WAGNER,FLORENCE G H/E	WAGNER,BRUCE E	2331 SEA ISLAND DR	FORT LAUDERDALE
504201220130	GRANT,MARK J		2325 SEA ISLAND DR	FORT LAUDERDALE
504201230050	SCHMIDT FAMILY HOLDINGS LLLP		11900 ASHFORD LN	DAVIE
504201230030	NAGLE,MATTHEW & ANNETTE		2432 SEA ISLAND DR	FORT LAUDERDALE
504201220220	PRO SERVICES RENDERED LLC		605 GORDON HIGHLANDS COURT	GLENDORA
504201220200	BUSS,DYLAN	DOMI,ANNA LYDIA	2414 SEA ISLAND DR	FORT LAUDERDALE
504201220180	WIENER,B HARVEY	B HARVEY WIENER REV TR	2406 SEA ISLAND DR	FORT LAUDERDALE
504201220160	GZELLA,MIROSLAW		2400 SEA ISLAND DR	FORT LAUDERDALE
504201220140	RICE,MICHAEL S		2330 SEA ISLAND DR	FORT LAUDERDALE
504201220120	GLECER,REGINE		2324 SEA ISLAND DR	FORT LAUDERDALE
504201080200	NICHOLS,JOEY M		21 PELICAN DR	FORT LAUDERDALE
504201080220	ABBERLEY,LESTER & BRIGITTE		23 PELICAN DR	FORT LAUDERDALE
504201080240	MCCORD,FRANK J & JANET L	MCCORD FAMILY TR	25 PELICAN DR	FORT LAUDERDALE
504201080260	MARSHALL,DONALD JR		27 PELICAN ISLE	FORT LAUDERDALE
504201080280	GUIMARAES,PEDRO P & PAULA C	PAULA CATAO L GUIMARES REV TR	29 PELICAN DR	FORT LAUDERDALE
504201080300	LANSING,ANNIE	LANSING,JAMES	31 PELICAN DR	FORT LAUDERDALE
504201080320	33 PELICAN DRIVE FL LLC		33 PELICAN DR	FORT LAUDERDALE
504201080210	MCKAY,HELEN & GORDON		22 PELICAN DR	FORT LAUDERDALE
504201080230	HOWARD,WALTER E & JULIE R		24 PELICAN DR	FORT LAUDERDALE
504201080250	COOPER,RUTA T	RUTA T COOPER AMENDED REV TR	26 PELICAN DR	FORT LAUDERDALE
504201080270	NOUFAL,HODA		28 PELICAN DR	FORT LAUDERDALE
504201080420	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE

STATE	ZIP	ADDRESS__1	LEGAL_LINE	LEGAL_LI_1
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 4 27-50 B	LOT 11 BLK 1
FL	33180	AVENTURA FL33180	SEA ISLAND UNIT 4 27-50 B	LOT 10 BLK 1
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 4 27-50 B	LOT 9 BLK 1
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 4 27-50 B	LOT 8 BLK 1
FL	33004	FORT LAUDERDALE FL33004	SEA ISLAND UNIT 4 27-50 B	LOT 7 BLK 1
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 2 27-4 B	LOT 29
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 2 27-4 B	LOT 27
FL	33060	POMPANO BEACH FL33060	SEA ISLAND UNIT 2 27-4 B	LOT 25
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 23
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 21
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 19
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 17
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 15
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 13
FL	33325	DAVIE FL33325	SEA ISLAND UNIT 2 27-4 B	LOT 28
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 2 27-4 B	LOT 26
CA	91741	GLENDORA CA91741	SEA ISLAND UNIT 1 26-28 B	SEA ISLAND UNIT 2 27-4 B
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 20
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 18
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 16
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 14
FL	33301	FORT LAUDERDALE FL33301	SEA ISLAND UNIT 1 26-28 B	LOT 12
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 21
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 23
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 25
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 27
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 29
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 31
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 33
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 22
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 24
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 26
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	LOT 28
FL	33301	FORT LAUDERDALE FL33301	PELICAN ISLE 21-19 B	AVENUE AND DRIVE DEDICATED TO

Dylan Buss
2414 Sea Island Drive
Fort Lauderdale FL 33301

Thursday, 2 Feb 2023

City of Fort Lauderdale
Zoning & Landscaping Division- BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311

RE: Narrative

To Whom It May Concern:

Please be advised that our request for a Variance is based on denial of permit# BLD— FEN-22080075. For reasons of safety and security, we applied for this permit to build additional six(6) foot high fencing on our property located at 2414 Sea Island Drive but were denied due to ULDR Sec. 47-19.5.1d which states that fencing along the property line abutting a street requires an average setback of three(3) feet from the property line. We are requesting a variance from ULDR Sec.47-19.5.1d to allow for a reduced setback of one(1) foot six(6) inches, a total reduction of one(1) foot six(6) inches. The reason for this reduced setback is that a fence installed in accordance with the noted ULDR will cause for a few issues we would like to avoid:

- Building a fence with a three foot setback will warrant the removal of 2 large shade providing palm trees
- With a three(3) foot setback, the driveway space to utilize will be severely restricted, such that a SUV or pickup truck will not fit in this space and be required to park on the street and be at risk of crime

An additional variance from the average three(3) foot setback requirement is also requested for an existing, non-conforming twenty-eight(28) foot fence, that was installed by previous property owners at a setback of zero(0) feet. The requested setback reduction for this fence is three(3) feet.

If any additional information is needed here, I will be happy to provide.

With Best Regards,


Dylan Buss

Before me, Dylan Buss, personally known,
Sworn and subscribed before me in
Broward County and State of Florida
afore said this 2nd day of February, 2023.





2414 SEA ISLAND
SOUTH
ELEVATION



2414 SEA ISLAND
SOUTH
ELEVATION



2414 SEA ISLAND
EAST
ELEVATION





2414 SEA ISLAND
SOUTHEAST
ELEVATION

