



BOARD OF ADJUSTMENT MEETING NOTICE

May 25, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 14, 2023, at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-23040005
OWNER:	BAZZANO, ROBERT; ROBERT BAZZANO LIV TR
AGENT:	BRIAN ANDERSON
ADDRESS:	2160 TANBARK LANE, FORT LAUDERDALE FL 33312
LEGAL DESCRIPTION:	A PORTION OF PARCEL "A", TANBARK, ACCORDING TO THE PLOT THEREOF, RECORDED IN PLOT BOOK 82, PAGE 12 OF PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, TANBARK; THENCE SOUTH OF 01°29'56" EAST, A DISTANCE OF 241.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'14" EAST, A DISTANCE OF 138.52 FEET; THENCE NORTH 12°16'49" WEST, A DISTANCE OF 11.40 FEET; THENCE NORTH 77°43'11" EAST, A DISTANCE OF 7.60 FEET; THENCE SOUTH 12°53'42" WEST, A DISTANCE OF 121.71 FEET; THENCE SOUTH 34°49'03" WEST, A DISTANCE OF 4.95 FEET; THENCE NORTH 62°52'31" WEST, A DISTANCE OF 136.63 FEET; THENCE NORTH 27°07'29" EAST. A DISTANCE OF 80.35 FEET TO THE POINT OF BEGINNING; SUBJECT ROAD, DRAINAGE AND UTILITY EASEMENTS OVER THE WEST 20.00 FEET THEROF. SOLD LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDLE, BROWARD COUNTRY, FLORIDA AND CONTAINING 16,602 SQUARE FEET OR 0.3811 ACRES, MORE OR LESS. (SEE SURVEY)
ZONING DISTRICT:	RS-3.52 – IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Note: Sec. 47-39. A.1.b - General provisions</u> <u>The following general provisions shall apply to all property located in the Melrose Park and Riverland Road areas, as defined by this section, except as specified herein. Where certain provisions do not appear in this section and appear in other sections of the ULDR, the ULDR shall apply.</u> <u>Sec. 47-19.3. b. - Boat slips, docks, boat davits, hoists, and similar mooring structures.</u> <ul style="list-style-type: none"> • Requesting a variance to install 20 lineal feet, 6 feet in height, chain link fence on the dock where the code permits mooring structures only.

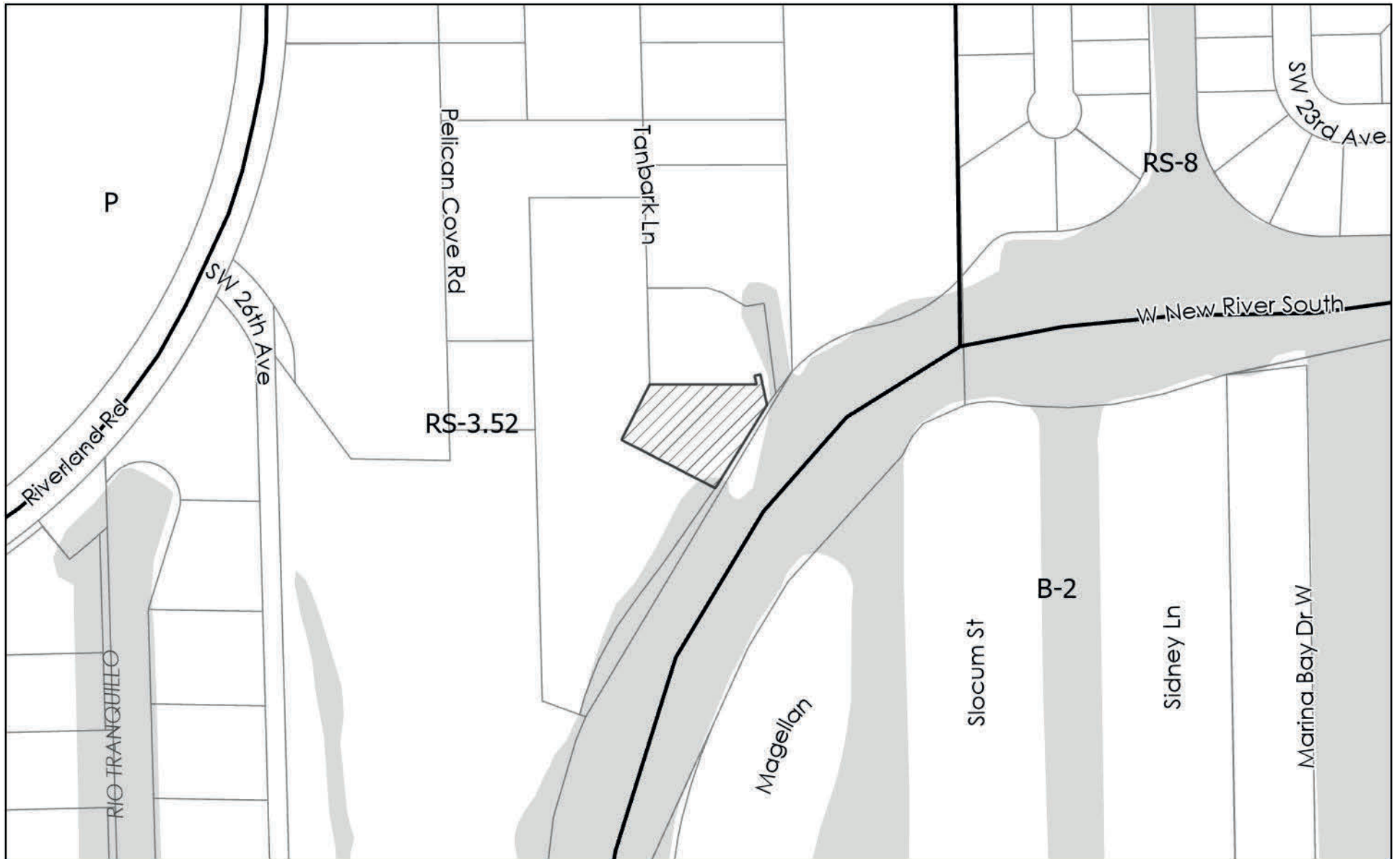
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

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-23040005


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JUNE 14, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23040005

Note: Sec. 47-39. A.1.b - General provisions

The following general provisions shall apply to all property located in the Melrose Park and Riverland Road areas, as defined by this section, except as specified herein. Where certain provisions do not appear in this section and appear in other sections of the ULDR, the ULDR shall apply.

Requesting: Sec. 47-19.3. b- Boat slips, docks, boat davits, hoists, and similar mooring structures.

• Requesting a variance to install 20 lineal feet, 6 feet in height, chain link fence on the dock where the code permits mooring structures only.

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506**

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale**



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-23040005

APPLICANT: Brian Anderson

PROPERTY: 2160 Tanbark Ln, Fort Lauderdale, FL, 33312

PUBLIC HEARING DATE: 06/14/23

BEFORE ME, the undersigned authority, personally appeared Brian Anderson, who upon being duly sworn and cautioned, under oath deposes and says:

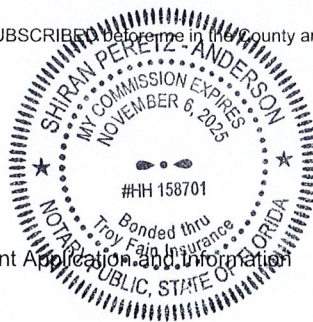
- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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. B.A. (initial here)

Affiant [Signature]

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

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:





Sec. 47-19.3.b Boat slips, docks, boat davits, hoists and similar mooring structures.

- (b) Boat davits, hoists and similar mooring devices may be erected on a seawall or dock subject to the following limitations on the number and location as follows:
- (1) Except as provided herein, only one (1) mooring device per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width. A second mooring device may be permitted within the lot area greater than one hundred (100) feet but less than two hundred (200) feet if approved as a Site Plan Level II permit, subject to the following criteria:
 - a. The location of the proposed mooring device will not interfere with the view from adjacent properties to a degree greater than the intrusion already permitted as a result of the berthing of a vessel at applicant's property within the setback and extension limitations provided in the Code.
 - b. The type of mooring device is the least intrusive and most compatible with the view from the waterway.
 - c. No conflict with a neighboring property owner's usage of the waterway will be created as a result of the additional mooring device.

Pursuant to Site Plan Level II review, the development review committee ("DRC") shall determine whether the proposed additional mooring device meets the criteria based on its location and the relationship of applicant's property to abutting properties with regard to height, angle of view of the device from abutting properties and the height, width and length of the mooring device proposed.

Approval of a Site Plan Level II development permit for an additional mooring device shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City Commission seeking to review the application pursuant to the process provided in Section 47-26. The denial of an application for an additional mooring device may be appealed to the City Commission in accordance with the provisions of Section 47-26.

- (2) In addition to the mooring device described in paragraph (b)(1) of this section, one (1) lift designed and used solely for the lifting of a personal watercraft (PWC) per development site is permitted. For purposes of this subsection (2) a PWC is as defined in F.S. Ch. 327.
- (3) The cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade.
- (4) The lowest appendage of a vessel may not be hoisted greater than one (1) foot above a seawall cap or if no seawall, above the average grade of the upland property and properties abutting either side of the upland property, whichever is less.

Record

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

Showing 1-40 of 50

<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-23040005	Note: Sec. 47-39. A.1.b - General provisions The...	Bazzano Chain link fence	Z- Board of Adjustment (BOA)	0		2160		TANBARK	LN	04/20/2023	Open
<input type="checkbox"/>	CE23020588	VESSEL ENCROACHMENT		Code Case	0	Manuel Garcia	2160		TANBARK	LN	02/16/2023	Closed
<input type="checkbox"/>	CE23010511	ACTION ITEM YACHT EXTENDS BEYOND THE DOCK EDGE ...		Code Case	0	Manuel Garcia	2160		TANBARK	LN	01/19/2023	Closed
<input type="checkbox"/>	BLD-FEN-23010016	18 lf of 6' high chain link fence no gates.	Chain link fence	Fence Permit	25.05		2160		TANBARK	LN	01/11/2023	Awaiting Client Reply
<input type="checkbox"/>	CE22100500	BARGE ENCROACHING THE NEIGHBORS DOCK. PLEASE MAK...		Code Case	0	Manuel Garcia	2160		TANBARK	LN	10/13/2022	Closed
<input type="checkbox"/>	ELE-RES-22090097	INSTALL BOAT LIFT	ELECTRICAL	Electrical Residential Permit	0		2160		TANBARK	LN	09/16/2022	Issued
<input type="checkbox"/>	BLD-BDSP-22070006	INSTALL BOAT LIFT NOC		Boatlift-Dock-Seawall-Pile Permit	0		2160		TANBARK	LN	07/08/2022	Issued
<input type="checkbox"/>	BE22060032	DOCK BATTERY OPERATED HANDICAP LIFT/LIGHT WITH L...		Building Code Case	0	Nebojsa Nash M...	2160		TANBARK	LN	06/03/2022	Closed
<input type="checkbox"/>	CE22050230	NEW ELECTRICAL WORK BEING DONE ON THE DOCK AND PR...		Code Case	0	Dorian Koloian	2160		TANBARK	LN	05/09/2022	Closed
<input type="checkbox"/>	CE20110513	YACHT ENCROACHMENT.		Code Case	0	Manuel Garcia	2160		TANBARK	LN	11/16/2020	Closed
<input type="checkbox"/>	CE20020617	A vessel in the right of way and liveboards on t...		Code Case	0	Manuel Garcia	2160		TANBARK	LN	02/17/2020	Closed
<input type="checkbox"/>	VIO-CE19041359_1	WHILE INSPECTING A COMPLAINT ON JUNGLE QUEEN FROM	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-CODE Hearing	0		2160		TANBARK	LN	04/16/2019	Closed
<input type="checkbox"/>	CE19041359	WHILE INSPECTING A COMPLAINT ON JUNGLE QUEEN FROM...	BAZZANO,ROBERT ROBERT BAZZAN...	Code Case	0		2160		TANBARK	LN	04/16/2019	Closed
<input type="checkbox"/>	VIO-CE18101231_1		BAZZANO,ROBERT ROBERT BAZZAN...	Violation-CODE Hearing	0		2160		TANBARK	LN	10/15/2018	Closed
<input type="checkbox"/>	PM-18101497	RELOCATED GAS APPLIANCE ADDED TO BP18101150	RELOCATED GAS APPLIANCE ADDE...	Plumbing Gas Permit	0		2160		TANBARK	LN	10/15/2018	Complete
<input type="checkbox"/>	CE18101231	BOAT IS BLOCKING THE NEIGHBOR PRIVATE CANAL &am...	BAZZANO,ROBERT ROBERT BAZZAN...	Code Case	0		2160		TANBARK	LN	10/15/2018	Closed
<input type="checkbox"/>	PM-18101156	MECHANICAL - INSTALL NEW KITCHEN HOOD AND CONNECT...	MECHANICAL - INSTALL NEW KIT...	Mechanical Residential Permit	0		2160		TANBARK	LN	10/11/2018	Complete
<input type="checkbox"/>	PM-18101153	ELECTRICAL - UPDATE GFCI, CIRCUITS, SWITCHES FOR ...	ELECTRICAL - UPDATE GFCI, Ci...	Electrical Residential Permit	0		2160		TANBARK	LN	10/11/2018	Complete
<input type="checkbox"/>	PM-18101151	PLUMBING FOR KITCHEN REMODEL BP 18101150	PLUMBING FOR KITCHEN REMODEL...	Plumbing Fixture Replacement Permit	0		2160		TANBARK	LN	10/11/2018	Complete
<input type="checkbox"/>	PM-18101150	KITCHEN REMODEL ~ ~NOC ~ ~11/30/18 RECHECK TO P ~...	KITCHEN REMODEL	Residential Alteration Permit	0		2160		TANBARK	LN	10/11/2018	Complete
<input type="checkbox"/>	PM-18050570	INSTALL PROPANE GENERATOR ~ ~NOC	INSTALL PROPANE GENERATOR	Generator Permit	0		2160		TANBARK	LN	05/04/2018	Complete
<input type="checkbox"/>	PM-18050571	INSTALL UNDERGROUND 500 GALLON TANK BP 18050570	INSTALL UNDERGROUND 500 GALL...	Storage Tank Permit	0		2160		TANBARK	LN	05/04/2018	Complete
<input type="checkbox"/>	PM-18042268	REPLACE 90 LF OF DOCK IRMA DAMAGED 2 X 6 LUMBER ~...	REPLACE 90 LF OF DOCK IRMA D...	Boatlift-Dock-Seawall-Pile Permit	411.53		2160		TANBARK	LN	04/24/2018	Void
<input type="checkbox"/>	CE18041225	DOCK WAS REPAIRED WITHOUT PERMITS, THERE IS A WOO...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	04/16/2018	Closed
<input type="checkbox"/>	VIO-CE18041225_1	DOCK WAS REPAIRED WITHOUT PERMITS	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	04/16/2018	Closed
<input type="checkbox"/>	PM-18030885	REPLACE 1 FRONT DOOR WITH IMPACT ~ ~NOC	REPLACE 1 FRONT DOOR WITH IM...	Window and Door Permit	0		2160		TANBARK	LN	03/09/2018	Complete
<input type="checkbox"/>	CE17081418	POSSIBLE ILLEGAL DOCK RENTAL AND COMMERCIAL, VEHI...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	08/16/2017	Closed
<input type="checkbox"/>	PM-17080161	REPLACE 20 WINDOWS AND 3 DOORS ~NOC ~ ~WALK THRU	REPLACE 20 WINDOWS AND 3 DOORS	Window and Door Permit	0		2160		TANBARK	LN	08/02/2017	Complete
<input type="checkbox"/>	VIO-CE17072270_1		BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	07/31/2017	Closed
<input type="checkbox"/>	CE17072270	RENTING OUT DOCK SPACE AND ALL DIFFERENT CARS ARE...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	07/31/2017	Closed
<input type="checkbox"/>	VIO-CE17070632_1	DOCK IS BEING RENTED AT THIS PROPERTY.	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	07/09/2017	Closed
<input type="checkbox"/>	CE17070632	DOCK IS BEING RENTED AT THIS PROPERTY., THERE IS ...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	07/09/2017	Closed
<input type="checkbox"/>	VIO-CE17040406_2	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	04/05/2017	Closed
<input type="checkbox"/>	VIO-CE17040406_1	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	04/05/2017	Closed
<input type="checkbox"/>	CE17040406	THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE, , P...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	04/05/2017	Closed
<input type="checkbox"/>	PM-17030604	ATF OVERLAY PRIVATE DRIVEWAY 100 BY 20 FT 1 INCH ...	ATF OVERLAY PRIVATE DRIVEWAY...	Residential Paving Permit	273.43		2160		TANBARK	LN	03/06/2017	Void
<input type="checkbox"/>	VIO-CE17021711_1	ROADWORK BEING DONE WITHOUT PERMITS. COMPLAINT PER	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	02/23/2017	Closed
<input type="checkbox"/>	VIO-CE17021711_2	ROADWORK BEING DONE WITHOUT PERMITS. COMPLAINT PER	BAZZANO,ROBERT ROBERT BAZZAN...	Violation-BLD Hearing	0		2160		TANBARK	LN	02/23/2017	Closed
<input type="checkbox"/>	CE17021711	ROADWORK BEING DONE WITHOUT PERMITS. COMPLAINT PE...	BAZZANO,ROBERT ROBERT BAZZAN...	Building Code Case	0		2160		TANBARK	LN	02/23/2017	Closed
<input type="checkbox"/>	PM-16080182	SET N ANCHOR A/G LAY DOWN 300 LB LP CYLINDER AND ...	SET N ANCHOR A/G LAY DOWN 30...	Storage Tank Permit	0		2160		TANBARK	LN	08/02/2016	Void



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.

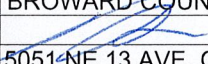
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	ROBERT BAZZANO
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	2160 TANBARK LN, FORT LAUDERDALE, FL, 33312
E-mail Address	rbazzano@bandbcontracting.com
Phone Number	954-275-2900
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	BROWARD COUNTY FENCE LLC / BRIAN ANDERSON
Applicant / Agent's Signature	
Address, City, State, Zip	5051 NE 13 AVE, OAKLAND PARK, FL, 33334
E-mail Address	info@browardcountyfence.com
Phone Number	9542342699
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	CHAIN LINK FENCE INSTALLATION
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2160 TANBARK LN, FORT LAUDERDALE, FL, 33312
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	5042 17 38 0060
Variance Request (Describe)	Install fence on dock whereas codedoes not allow a fence on a dock.
Applicable ULDR Sections	47-19.3.b

Current Land Use Designation	IRREGULAR 3.52
Current Zoning Designation	RS-3.52
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	N/A	N/A
Side	N/A	N/A
Side	N/A	N/A
Rear	N/A	N/A

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

open access between properties allows pets (Dogs) to runaway/escape.

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:

Homeowner is handicap & cannot run. - in a wheel chair.

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

same as above

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

N/A

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.

Yes

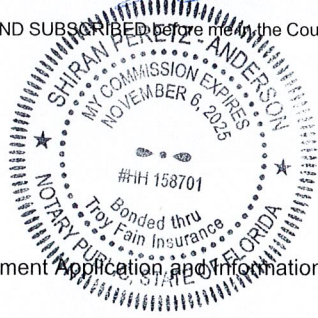
AFFIDAVIT: I, Brian Anderson the Owner/Agent of said property ATTEST that I am aware of the following:

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]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 19 day of April, 2023

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

3/27/23

Site Address	2160 TANBARK LANE, FORT LAUDERDALE FL 33312-4540	ID #	5042 17 38 0060
Property Owner	BAZZANO, ROBERT ROBERT BAZZANO LIV TR	Millage	0312
Mailing Address	2160 TANBARK LN FORT LAUDERDALE FL 33312-4540	Use	01-01
Abbreviated Legal Description	TANBARK 82-12 B PARCEL A POR DESC AS COMM AT SW COR OF LOT 8, SELY 241.50 TO POB, ELY 138.52, NWLY 11.40, NELY 7.60, SELY 40.32, SWLY 121.71, SWLY 4.95 NWLY 136.63, NELY 80.35 TO POB		





#	NAME_LINE_	ADDRESS_LI	CITY	STATE	ZIP
1	BANACH,RICHARD A & BANACH,SHEILA	2151 SW 23 TER	FORT LAUDERDALE	FL	33312
2	AVELLANET,FRANCISCO & ARLENE	2140 TANBARK LN	FORT LAUDERDALE	FL	33312
3	SHAFFNER,BRUCE G & PAMELA K	2127 TANBARK LN	FORT LAUDERDALE	FL	33312
4	MOZINO,THEODORE J	2180 RIVERLAND	FORT LAUDERDALE	FL	33312
5	STELLA,STEPHEN G	2137 TANBARK LN	FORT LAUDERDALE	FL	33312
6	ROCKFORD INVESTMENT PARTNERS LLC	2110 W KENTUCKY AVE	TAMPA	FL	33607
7	MCCAY,CHRISTOPHER A & STACEY P	2190 PELICAN COVE RD	FORT LAUDERDALE	FL	33312
8	SLATER,CHARLES	2350 SW 26 AVE	FORT LAUDERDALE	FL	33312
9	KEIDAN,SHIR MCGETTIGAN,SAM	2130 TANBARK LN	FORT LAUDERDALE	FL	33312

See Attached Map.

April 19, 2023

Narrative

Code Sec: 47-19.3.b

Variance request : install chain link on a dock whereas code does not allow a fence on a dock.

To Whom it may Concern:

This letter is a request to add chain link fence inside my property line at the North East section of my property.

We are requesting this fence to help maintain the ability to control our pet as well as the activities of the property 2150 Tanbark Lane which have activities of different natures.

I am confined to a wheelchair which keeps me from being able to control the movement within my property and those on the 2150 portion. We have had instances where it would be best tat this separation be controlled.

When moving into my property some 25 years ago there was a separation fence which I am trying to provide once again.

If there are any questions concerning my request please contact.









NE corner of prop.
Proposed fence
location on Deck

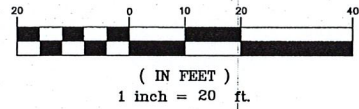


NE corner of property

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615

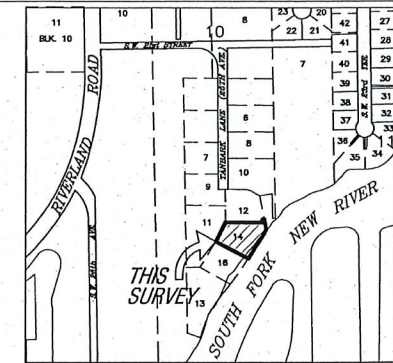


GRAPHIC SCALE



BOUNDARY SURVEY

PORTION OF PARCEL "A", TANBARK, PLAT BOOK 82, PAGE 12, B.C.R.



Location Sketch
 Not To Scale

Legal Description

A portion of Parcel "A", TANBARK, according to the plat thereof, recorded in Plat Book 82, Page 12 of the Public Records of Broward County, Florida, more fully described as follows:

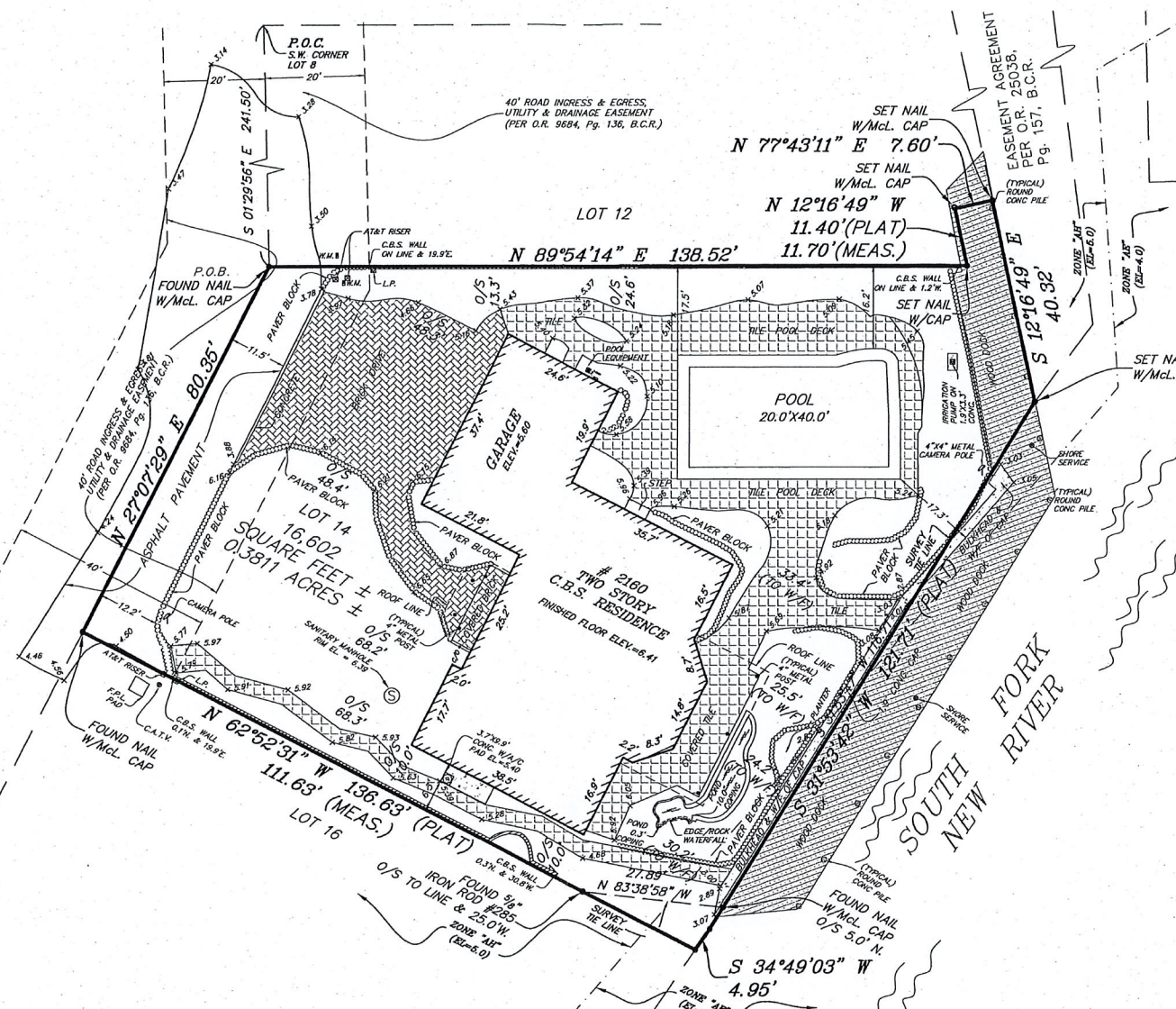
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Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 16,602 square feet or 0.3811 acres, more or less.

LEGEND	
Δ = CENTRAL ANGLE (DELTA)	ELEV. OR EL. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	± = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD	± = MORE AND LESS
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
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C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	NOS = NATIONAL GEODETIC SURVEY
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NOTES:

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CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 24th day of July, 2018.
 Property Boundary Corners Located, this 30th Day of December, 2022.(Not ReSurveyed)



McLAUGHLIN ENGINEERING COMPANY
 SCOTT A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5842
 State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FILE NO.: 18-2-

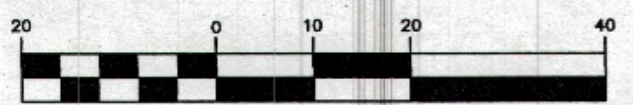
Site Plans

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615



GRAPHIC SCALE

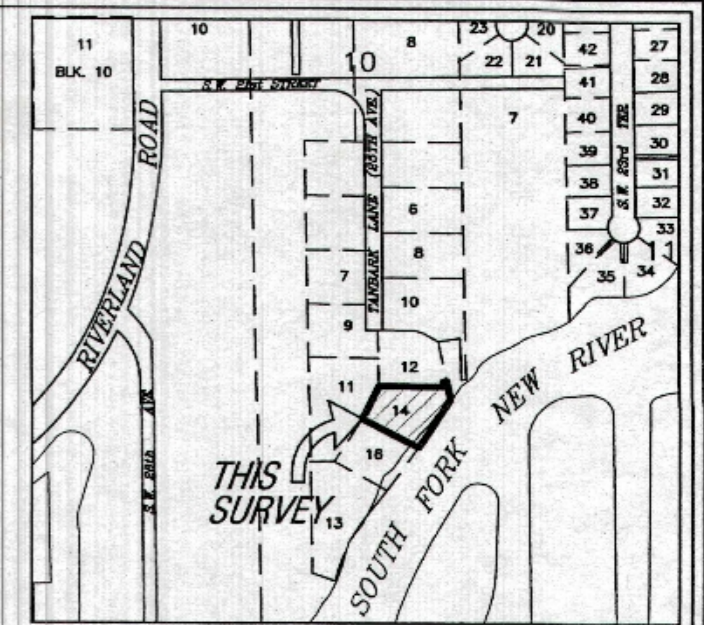


(IN FEET)
1 inch = 20 ft.

BOUNDARY SURVEY

PORTION OF PARCEL "A", TANBARK, PLAT BOOK 82, PAGE 12, B.C.R.

*Install on Dock Approx 20 LF of
6' high galvanized chain Link Fence.
that will meet pool code.*



Location Sketch
Not To Scale

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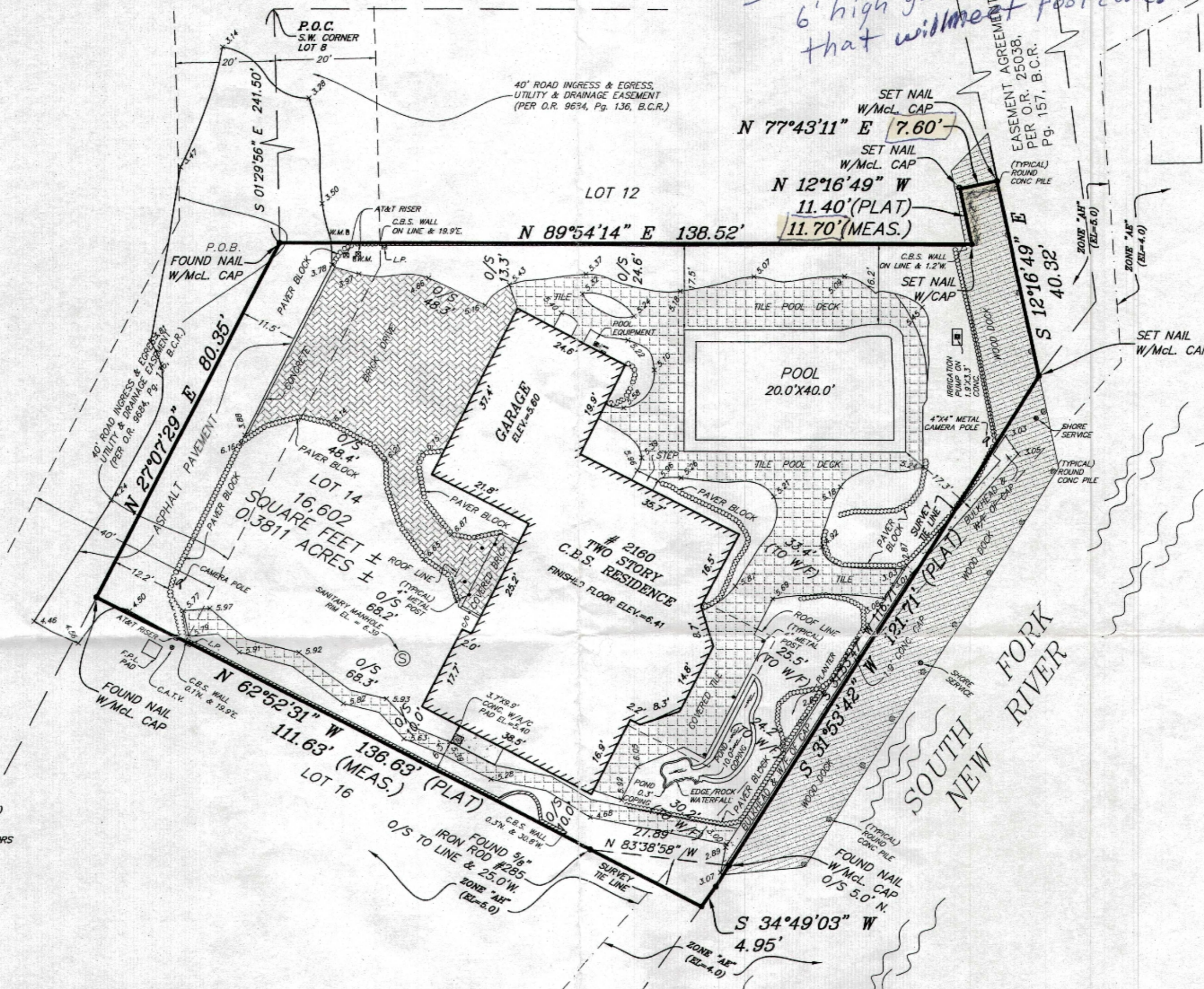
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FIELD BOOK NO. EFB, LB# 373/26, (REF. DWG T-0428), PRINT, LB#408-21
JOB ORDER NO. V-3511, V-7446



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Dated at Fort Lauderdale, Florida, this 24th day of July, 2018.
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SCOTT A. McLAUGHLIN
LICENSE NUMBER 5842
McLAUGHLIN ENGINEERING COMPANY
SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FILE NO. 18-2-040(22)

CHECKED BY: [Signature]
DRAWN BY: KT, SAM

FILE NO. 18-2-