



## **BOARD OF ADJUSTMENT MEETING**

City of Fort Lauderdale  
Development Services Department (Lobby)  
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

Wednesday, November 8, 2023  
6:00 PM

To watch and listen to the Board of Adjustment Meeting:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

### **AGENDA**

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

<b>1.</b>	<b>CASE:</b>	<b>PLN-B0A-23080004</b>
	<b>OWNER:</b>	2500 RIVERLAND LLC
	<b>AGENT:</b>	NICOLLE DELGADO
	<b>ADDRESS:</b>	2500 RIVERLAND RD, FORT LAUDERDALE, FL 33312
	<b>LEGAL DESCRIPTION:</b>	LOT 7, PALM GROVE ACRES, ACORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
	<b>ZONING DISTRICT:</b>	RS-3.52 - IRREGULAR RESIDENTIAL
	<b>COMMISSION DISTRICT:</b>	4

**REQUESTING:** **Sec. 47-39. A.1.b.(3). (e). - Yard encroachments.**

- Requesting a variance to allow an accessory building on a plot containing a single-family dwelling to build a second story, whereas the code limits the building to a single story.

**Sec. 47-39. A.6.D. - Height.**

- Requesting a variance to allow a new single-family residence to have a maximum height of 29 feet, whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor at the exterior elevation. A total variance request of 9 feet.

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**2. CASE:** **PLN-B0A-23100001**

**OWNER:** MOCK, WILLIAM BARKER H/E; WILLIAM BARKER  
MOCK REV TR ETAL

**AGENT:** ANDREW J. SCHEIN, ESQ.

**ADDRESS:** 2512 SE 21 ST, FORT LAUDERDALE, FL 33316

**LEGAL DESCRIPTION:** LOT 4, BLOCK 2, BREAKWATER, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
42, PAGE 19, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA (SEE SURVEY)

**ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM  
DENSITY

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-5.31. - Table of dimensional requirements  
for the RS-8 district. (Note A)**

- Requesting a variance to permit a rear yard setback of 15 feet abutting the waterway, whereas the code requires a rear yard setback of 25 feet when abutting the waterway. A total variance request of 10 feet.

## V. COMMUNICATION TO THE CITY COMMISSION

## VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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

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

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

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