



**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 RESULTS**

- 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. 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 t 47-5.31o 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.

**Motion** to defer to the January 2024 BOA meeting passed 5-2.

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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**

4

**DISTRICT:**

**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.

**Motion** to approve passed 6-1.

**V. COMMUNICATION TO THE CITY COMMISSION**

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