



BOARD OF ADJUSTMENT MEETING

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

To watch and listen to the Board of Adjustment Meeting Visit:

<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

Wednesday, September 11, 2024
6:00 PM

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.**

1.	CASE: OWNER: AGENT: ADDRESS: LEGAL DESCRIPTION: ZONING DISTRICT: COMMISSION DISTRICT:	PLN-BOA-24040001 TACHER, MARIO & YELENA N/A 2436 CAT CAY LANE, FORT LAUDERDALE, FL 33312 LOT 6, BLOCK 3 OF "LAUDERDALE ISLES NO.2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY) RS-6.85A - IRREGULAR RESIDENTIAL 4
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REQUESTING:

Request for Rehearing of Denial of Case PLN-BOA-24040001 pursuant to ULDR Sec. 47-24.12. A.7 regarding the following variance requests:

Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance reduction request of 1.1 feet.

Sec. 47-39. A.1.b.(3)(d) General provisions. - Yard encroachments.

- Requesting a variance from the minimum 5 feet rear yard setback requirement for accessory buildings to be reduced to 4.5 feet, a total variance request of 0.5 feet.
- Requesting a variance from the minimum 5 feet side yard setback requirement for accessory buildings to be reduced to 2.0 feet, a total variance request of 3.0 feet.

2.

CASE:

PLN-BOA-24020002

OWNER:

ANDREWS, ANNALEE M

AGENT:

N/A

ADDRESS:

1820 SOUTH WEST 22 AVENUE, FORT LAUDERDALE, FL 33312

LEGAL DESCRIPTION:

LOT 10, BLOCK 13 OF "FLAMINGO PARK SECTION D". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 29, 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. 47-19.1.J - General requirements.

- Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut + raised deck) to be 70.23% of the gross floor area of a principal building on the development site whereas the code allows a maximum of 49%. A total variance request of 21.23%.

BREAKDOWN:

TIKI	= 616.0 SF
<u>RAISED DECK</u>	<u>= 471.6 SF</u>
TOTAL	1,087.60 SF

Sec 47-19.2. G.2- Accessory buildings, structures and equipment, general.

- Requesting a variance to allow an existing 471.6 square foot above-grade viewing deck at a height of 7'6" +

3'6" railing = 11'0" whereas the code allows a maximum height of no greater than 2'6" as measured from the finished floor elevation of the ground floor of the principal building or buildings. A total variance request of 8'6" feet.

- Requesting a variance to allow an existing raised-deck to protrude into the required 5-foot minimum rear yard raised-deck setback a distance of 3.4 feet whereas the minimum rear yard accessory structure setback code requirement is 5 feet. A total variance reduction request of 1.6 feet.

Sec 47-19.2. P- Freestanding shade structures

- Requesting a variance to allow an existing Tiki hut at a height of 18 feet whereas the code allows a maximum of 12 feet as measured from the ground to the top of the structure, a total variance request for an increase in height of 6 feet.
- Requesting a variance to allow an existing Tiki hut to protrude 375.20 square feet into the required 15' rear yard area whereas the maximum allowed is 200 square feet protruding into the required rear yard area. A total variance request of 175.20 square feet.

NOTE: The Tiki hut is a total of 616 square feet out of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

- Requesting a variance to allow an existing Tiki hut to have a rear setback of 1.4 feet, whereas the minimum rear yard accessory structure setback requirement is 5 feet. A total variance reduction request of 3.6 feet.

3.	<p>CASE: PLN-BOA-24080003</p> <p>OWNER: PORT EVERGLADES #84 INC</p> <p>AGENT: DAIMIAN LESLIE</p> <p>ADDRESS: 2330 SOUTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33316</p> <p>LEGAL DESCRIPTION: LOTS 3 AND 4 OF HUMBLE-DEETS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXPECT THAT PORTION OF SAID LOT 4 BEING MORE PARTICULARLY DESCRIBED. (SEE SURVEY)</p> <p>ZONING DISTRICT: B-1 - BOULEVARD BUSINESS</p> <p>COMMISSION DISTRICT: 4</p>
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REQUESTING:

Section 47-18.5.C- Automotive service station

- Requesting a variance to allow an Automotive service station from a park at a distance of one hundred (100) feet, whereas the code requires a minimum distance of three hundred (300) feet from the property boundary of an automotive service station to any house of worship, public park, hospital or school. A total reduction request of two hundred (200) feet.

4.

CASE: **PLN-BOA-24080004**

OWNER: TUCKER, RYAN & CHRISTINA

AGENT: N/A

ADDRESS: 1612 SOUTH WEST 12 COURT, FORT LAUDERDALE, FL 33312

LEGAL DESCRIPTION: LOT 4, BLOCK 2 OF "RIVERSIDE ESTATES", ACCORDING TO THE PLAT BOOK 28, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

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

COMMISSION DISTRICT: 4

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

- Requesting a variance from the minimum front yard setback of an existing enclosed carport from the minimum front yard setback of 25 feet to be reduced to 11.91 feet, a total reduction of 13.09 feet.
- Requesting a variance from the minimum corner yard setback of an existing enclosed carport from the minimum corner yard setback of 18.75 feet to be reduced to 12.18 feet, a total reduction of 6.57 feet.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Regular Scheduled Meeting Date Change. The October 9, 2024, BOA meeting date be rescheduled to Tuesday, October 8, 2024, at 6:00PM.

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.