



BOARD OF ADJUSTMENT MEETING

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

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Wednesday, February 12th, 2025
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: REQUESTING:	PLN-BOA-24100005 METWALLI, AHMED & MARYELLEN PENA, ROBERTO 1036 SOUTH EAST 12 TH WAY, FORT LAUDERDALE, FLORIDA 33316 LOT 5 & 5 BLOCK 12 SUBDIVISION RIO VISTA ISLES UNIT 3 PLAT BOOK 7 PAGE 14 OF BROWARD COUNTY, FLORIDA. (SEE SURVEY) RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY 4 <u>Sec. 47-19.5. B.1d.- Fences, walls and hedges.</u>
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- Requesting a variance to allow an existing fence to be replaced at a 0 feet corner yard setback from a street

property line, whereas the code requires a minimum average of 3 feet setback from the street property line. A total variance request of 3 feet.

Note: This case was deferred from the January 08th, 2025, BOA meeting agenda.

2. **CASE:** PLN-BOA-24120001
OWNER: QUARTERMAN, LISA M
AGENT: SCHEIN, ANDREW J, ESQ.
ADDRESS: 720 ISLE OF PALMS DRIVE, FORT LAUDERDALE, FLORIDA 33301
LEGAL DESCRIPTION: LOT 25, BLOCK 1, SUBDIVISION: STILLWELL ISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 34 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

ZONING DISTRICT: RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A)**

- Requesting a variance to allow an existing 24.43' front yard setback to remain, whereas ULDR Section 47-5.30 requires a 25-foot front yard setback. A total variance request of 0.57 feet.
- Requesting a variance to allow an existing side yard setback of 9.10 feet to remain, whereas ULDR Section 47-5.30 requires a minimum 10-foot side yard setback. A total variance of 0.90 feet.
- Requesting a variance to allow an existing freestanding shade structure to remain at a side yard setback of 5.22 feet, whereas ULDR Section 47-5.30 requires a 10-foot side yard setback. A total variance request of 4.78 feet.

Sec. 47-19.2. P. Freestanding shade structures.

- Requesting a variance to allow an existing freestanding shade structure to remain at an 8.58-foot rear yard setback, whereas ULDR Section 47-19.2. P. requires a 10-foot rear yard setback. A total variance of 1.42 feet.

Note: This case was deferred from the January 08th, 2025, BOA meeting agenda.

3. **CASE:** PLN-BOA-24110002
OWNER: HASAN, FATIMA
AGENT: N/A
ADDRESS: 414 NORTH EAST 23 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION: LOT 9, BLOCK 2, BARCELONA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT: RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

COMMISSION DISTRICT:
REQUESTING:

2

Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)

- Requesting a variance from the required 25-foot front yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 14 feet 8 inches, a total variance request of 10 feet 4 inches.
- Requesting a variance from the required 15-foot rear yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 4 feet 6 inches, a total setback variance of 10 feet 6 inches.
- Requesting a variance from the required 15-foot rear yard setback to allow an existing structure to remain at a setback distance of 14.80 feet, a total variance request of 0.20 feet.
- Requesting a variance from the required 25-foot front yard setback to allow a proposed stair enclosure to be reduced to 20 feet 4 inches, a total variance request of 4 feet 8 inches.

Sec 47-19.1.K General Requirements

- Requesting a variance from the minimum 18-foot garage setback to be reduced to 15 feet 9 inches, a total variance request of 2 feet 3 inches.

NOTE: Sec 47-19.1.K General Requirements

When a garage is constructed on a corner lot, the garage must be set back a minimum of eighteen (18) feet from any property line adjacent to a street for the purpose of providing adequate parking or stacking area in the driveway.

Sec. 47-19.2.B Architectural features in residential district.

- Requesting a variance to allow an overhang of 2 feet 10 inches (34 inches) from the face of the building whereas the code permits a maximum of 1 foot 6 inches (18 inches), a total variance request of 1 foot 4 inches (16 inches).

NOTE: 47-19.2.B -Architectural features in residential district.

Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance

of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less.

4. **CASE:** PLN-BOA-24110003
OWNER: GARCIA, ISIDRO & CATHERINE M
AGENT: N/A
ADDRESS: 241 SOUTH WEST 21 STREET, FORT LAUDERDALE, FL 33315
LEGAL DESCRIPTION: THE EAST 20 FEET OF LOT 14, AN THE WEST 38 FEET OF LOT 15, IN BLOCK 102 OF, "LAUDERDALE", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT: RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
COMMISSION DISTRICT: 4
REQUESTING: Sec. 47-19.2. P- Freestanding shade structures. (Chickee Hut)

- Requesting a variance to allow a freestanding shade structure (chickee hut) to have a side yard setback of 2 feet whereas the code requires a minimum side yard setback of 5-feet, a total variance request of 3 feet.

NOTE: 47-19.2. P Freestanding shade structures. Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard.

5. **CASE:** PLN-BOA-24120002
OWNER: 1717 FT LAUDERDALE BEACH; BLVD LLC % DAVID HOLMES JR
AGENT: WEST, PAOLA A.
ADDRESS: 1717 NORTH, FORT LAUDERDALE BEACH BLVD, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION: LOT 4 AND 5 LYING WEST OF ROAD RIGHT=OF=WAY, IN BLOCK 14 AS DESCRIBED IN DETAIL IN OFFICAL RECORD BOOK 2979 AT PAGE 803 AND THE EAST 3 FEET OF THE NORTH 100.00 FEET OF LOT 19 BLOCK 14 OF LAS OLAS BY THE SEA EXTENSION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 PAGE 25 OF THE PUBLIC

RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

ZONING DISTRICT:
COMMISSION DISTRICT:
REQUESTING:

RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
2

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

- Requesting a variance to allow an existing 24.75 inch high block wall, as measured from the finish floor of the principal structure and with 0-foot setbacks from a street property line, to be raised 16 inches in height for a total height of 41.25" above the finish floor of the principal structure to remain at the 0-foot setbacks, whereas the code requires an average 3-foot setback from a street property line when transparency (openness) is less than 75% and height is greater than 30". A total variance setback request of 3 feet.

6.

CASE:
OWNER:
AGENT:
ADDRESS:
LEGAL DESCRIPTION:

ZONING DISTRICT:
COMMISSION DISTRICT:
REQUESTING:

PLN-BOA-25010001
RAMOS, OMAR
SCHEIN, ANDREW ESQ
2411 ANDROS LANE, FORT LAUDERDALE, FL 33312
LOT 44, BLOCK 1, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
RS-6.85A - IRREGULAR RESIDENTIAL
4
Sec 47-39.A.6.F(1)- Dimensional requirements.

- Requesting a variance to allow an existing 5.85' side yard setback, whereas ULDR Section 47-39. A.6.F(1) requires a minimum 7.5' side yard setback for a total variance of 1.65 feet.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

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.