

MINOR ADMINISTRATIVE ADJUSTMENT

This is a request for a Minor Administrative Adjustment pertaining to Section 155.2421 of the Zoning Code, in order to allow the below mentioned property to install a 5 ft high fence in the front yard instead of the maximum allowed of 4 ft for properties in the RS-2 zoning district.

Property Owners: Eduardo Perez-Heydrich
Property Location: 1020 SW 3 TER
Pompano Beach, FL 33060
Folio: 4942-02-13-1870
P&Z#: 23-16000015
Legal Description: LYONS PARK 33-28 B LOT 1 BLK 9

The request for a Minor Administrative Adjustment includes the application, narrative for the Administrative Adjustment request, conceptual landscape plan, survey and legal description of the property.

The above-mentioned property has an irregular shape where the front property line extends from the front of the residential structure to the rear of the structure following the circular turn of the adjacent road (See aerial view in Exhibit A). This uncommon shape impedes the applicant and property owner to have adequate privacy on the rear yard of the property.

This request is seeking approval of a 5 ft high fence to be installed on the southernmost section of the front yard. Please see Exhibit B for a segment of the conceptual landscape plan that pertains to the proposed fence. The requested relief would allow for increased privacy to the rear of the property.

It is therefore determined that this request would be consistent with Minor Administrative Adjustment Review Standards as required under Section 155.2421(E)(2) and listed below:

- a. The requested Administrative Adjustment is not inconsistent with the character of development in the surrounding area, and will not result in incompatible uses.
- b. Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
- c. The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;
 - ii. The proposed adjustment will provide an alternative which will achieve the purposes of the requirement through clearly superior design; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees.
- d. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.
- e. The Administrative Adjustment is supporting an objective from the General Purpose statements of the base zoning districts where located, as specified in Sections 155.3201, 155.3301, 155.3401,

or within a Purpose statement of a Special Base Zoning District, a Planned Development Zoning District, or an Overlay Zoning District.

- f. The Administrative Adjustment is consistent with the comprehensive plan.

It is found that this application meets the general and specific standards required to be met under Section 155.2421, Administrative Adjustments. This request is **APPROVED** on this 15th day of August, 2023, subject to the below condition.

1. The applicant shall obtain all necessary governmental permits including Building and Zoning Compliance Permits.



David L. Recor, ICMA-CM
Development Services Director

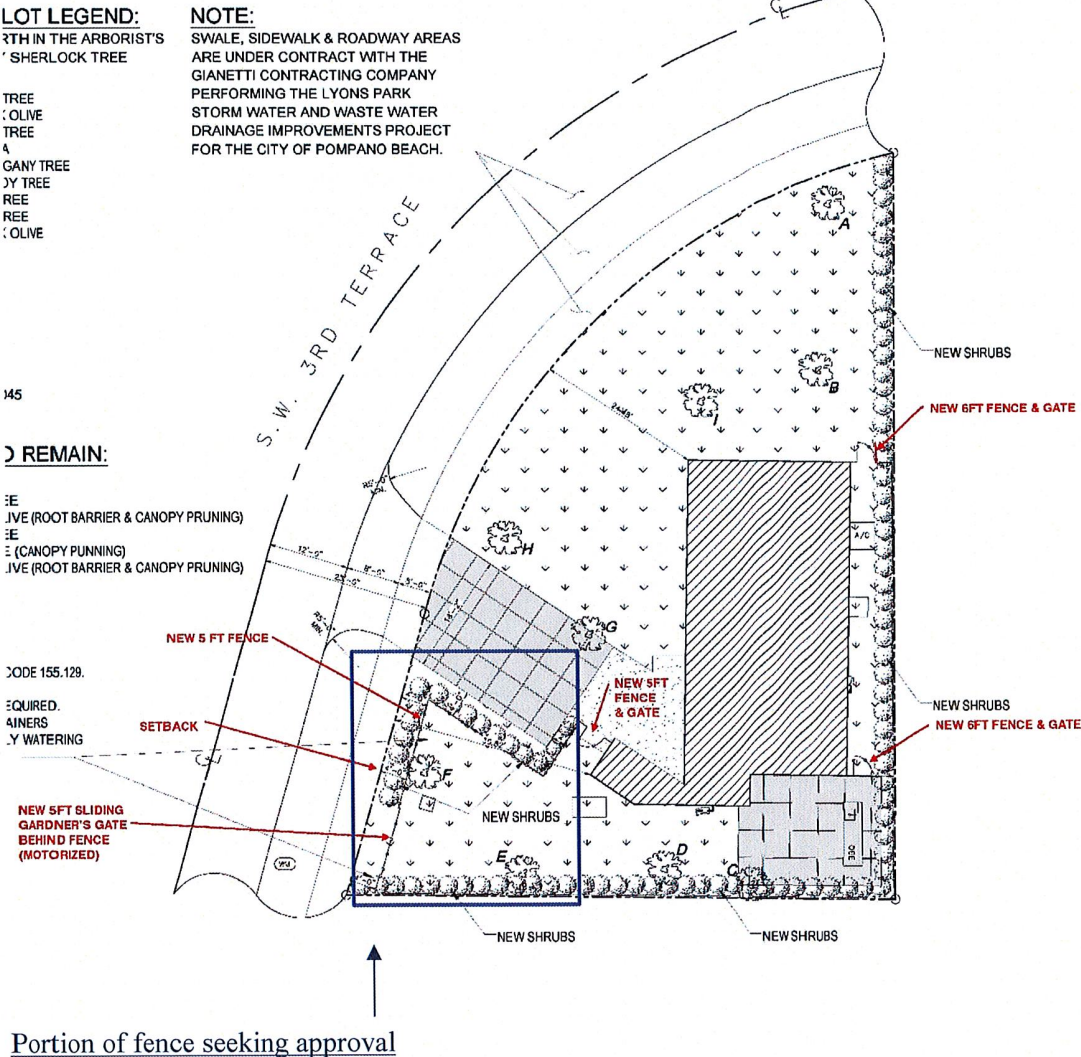
Date 8/15/23

Enclosures

Exhibit "A"



Exhibit “B”



EDUARDO M. PEREZ-HEYDRICH
5818 SW 28th STREET, MIAMI, FL 33155

DIRECT: (305) 389-0579
EMAIL: PortfolioHomes@earthlink.net

ADMINISTRATIVE ADJUSTMENT (AADJ-2023-25)

APN: 494202131870

ADDRESS: 1020 SW 3rd TERRACE, POMPANO BEACH, FL 33060

LEGAL DESCRIPTION (AS PER SURVEY 11/17/2022):

LOT 1, BLOCK 9, OF LYONS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REVIEW STANDARDS FOR MINOR ADMINISTRATIVE ADJUSTMENT

- a. The request is consistent within the subdivision privacy fences.
- b. No adverse impacts are anticipated even though neighbor fences are chain link.
- c. The adjustment is to compensate for the irregular geometry of the property that does not provide for privacy in a backyard or screening of mechanical equipment.
- d. The fence will not interfere with convenient and enjoyable use of adjoining properties nor pose a danger to the public health or safety.
- e. The Administrative Adjustment supports the objective from General Purpose statements of the base zoning for the district.
- f. The Administrative Adjustment is consistent with the comprehensive plan for the City of Pompano Beach, Florida.

Prepared by:
Eduardo M. Perez-Heydrich, Homeowner

LOT AREA CALCULATION

SOD AREA = 4,286.9 S.F.

PORCH DRIVEWAY
AREA = 230.3 S.F.

CBS BUILDING
AREA = 1,303.8 S.F.

PROPOSED DRIVEWAY
AREA = 488.4 S.F.

BBD PATIO
AREA = 359.9 S.F.

NOTE: TREE REMOVALS AND PRUNING TO COMPLY WITH FS 163.045

TREES FOR REMOVAL:

TREES TO REMAIN:

NOTE: TREE REMOVALS AND PRUNING TO COMPLY WITH FS 163.045

TREES FOR REMOVAL:

TREES TO REMAIN:

D) YUCCA (SHRUB)

E) MAHOGANY TREE

F) SHADY LADY TREE

G) OAK TREE

NOTE: NEW SHRUBS

THIS LANDSCAPE PLAN TO COMPLY WITH CITY ADMINISTRATIVE CODE 155.129.

NOTED SHRUBS PLANTING AREAS TO EXCEED THE 70 SHRUBS REQUIRED.

THE SELECTED SHRUBS IS PODOCARPUS OF ONE GALLONS CONTAINERS.

TO BE PLANTED AT 12 INCHES ON CENTER WITH AUTOMATIC DAILY WATERING.

TO FORM A HEDGE NOT TO EXCEED 5 FEET IN HEIGHT.

SUBJECT PROPERTY:

1020 S.W. 3rd TERRACE

POMPANO BEACH, FL 33060

LEGAL DESCRIPTION:

LOT 1, IN BLOCK 5 OF A PLANNED COMMUNITY, ACCORDING TO THE PLAT

PUBLIC RECORD OF BROWARD COUNTY, FL 2008-00000000000000000000

TREE PLOT LEGEND:

AS SET FORTH IN THE ARBORISTS

REPORT BY SHERLOCK TREE

A) PALM TREE

B) BLACK OLIVE

C) PALM TREE

D) YUCCA

E) MAHOGANY TREE

F) SHADY TREE

G) OAK TREE

H) OAK TREE

I) BLACK OLIVE

NOTE:

SWALE, SIDEWALK & ROADWAY AREAS

ARE UNDER CONTRACT WITH THE

GANETTI CONTRACTING COMPANY

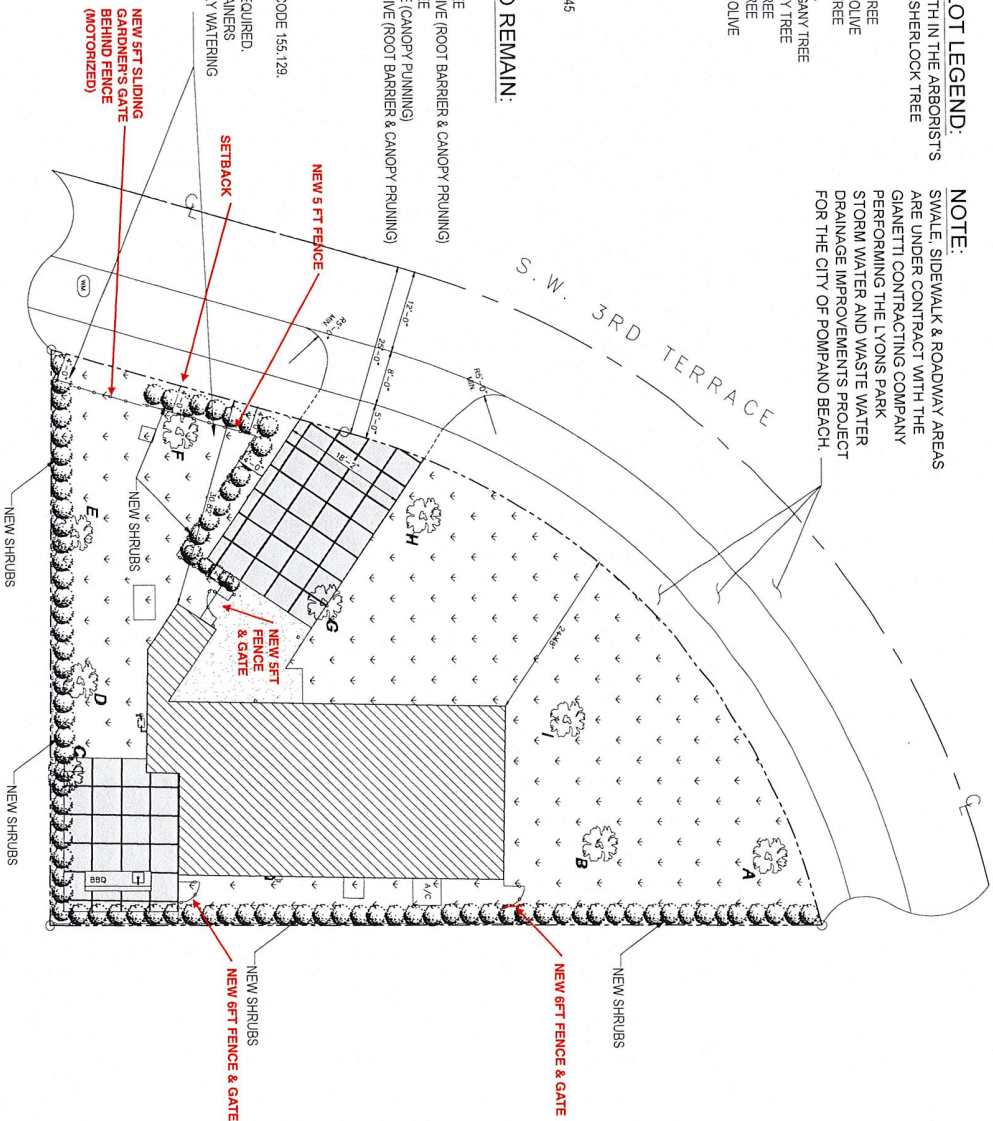
PERFORMING THE LYONS PARK

STORM WATER AND WASTE WATER

DRAINAGE IMPROVEMENTS PROJECT

FOR THE CITY OF POMPANO BEACH.

S.W. 3RD TERRACE



LANDSCAPING/AREA PLAN

SCALE 1/8\"=1'-0\"

KITCHEN & BATHS RENOVATION, NEW WINDOWS FOR:

MR. EDUARDO PEREZ-HEYDRICH

1020 S.W. 3rd TERRACE
POMPANO BEACH, FL 33060

7/20/2023

L-1

GENERAL LEGEND:

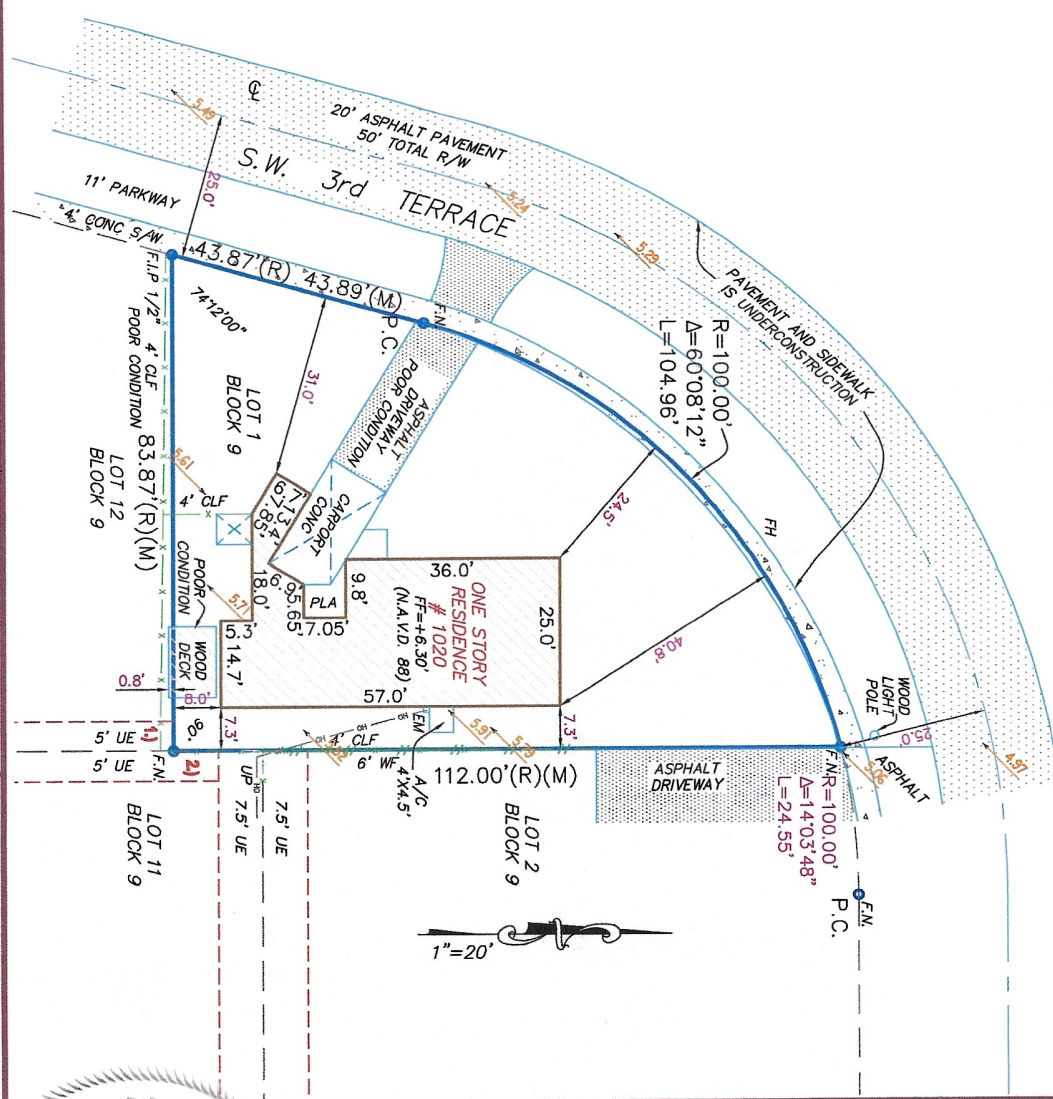
- AC = AIR CONDITION
- AR = ALUMINUM ROOF
- BM = BENCHMARK
- CB = BASIS OF BEARINGS
- CL = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CLP = CONCRETE LIGHT POLE
- CSS = CONCRETE BLOCK STRUCTURE
- CNC = CONCRETE
- CPP = CONC POWER POLE
- CS = CONCRETE SLAB
- D = DELTA (CENTRAL ANGLE)
- D.C.R. = DUDE COUNTY RECORDS
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X.0.0' = EXISTING ELEVATION
- FF = FINISHED FLOOR
- FFL = FLORIDA POWER & LIGHT TRANSMISSION
- FN = FOUND NAIL
- FP = FIRE HYDRANT
- FR = FOUND IRON PIPE
- FND = FOUND NAIL AND DISC
- KS = KESTONE
- L = ARC LENGTH
- LDCK = MIAMI DADE COUNTY RECORDS
- N = NORTH
- ND = NAIL AND DISC
- NF = METAL FENCE
- OSB = OFFICIAL RECORDS BOOK
- OS = OFFSET
- PA = PLAT BOOK
- PB = PAGE
- PC = POINT OF CURVATURE
- PB = PLAT BOOK
- PLA = PROPERTY LINE
- PLA = PLANTER
- PGB = POINT OF BEGINNING
- PE = POOL EQUIPMENT
- PP = POOL PUMP
- PVC = PLASTIC FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- SP = SPRINKLER PUMP
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WR = WOOD ROOF

- SYMBOLS:**
- = WOOD POWER POLE
 - = CATCH BASIN
 - = CHAIN LINK FENCE (C.L.F.)
 - = METAL FENCE (M.F.)
 - = CENTERLINE
 - = BOUNDARY LINE

Boundary Survey

PROPERTY ADDRESS:
1020 S.W. 3rd TERRACE,
POMPAHO BEACH, FLORIDA 33060

FLOOD ZONE DATA:	REVISIONS:	DATE:	SCALE: 1" = 20'	CERTIFIED TO:
ZONE: X N/A	FIELD LOCATION OF IMPROVEMENTS	11/17/2022	CADD: L.R.	EDUARDO F. PEREZ-HEYDRICH & LAURA F. PEREZ-HEYDRICH, HUSBAND & WIFE
COMMUNITY #: 120055			CHECKED BY: JSP	QUESADA VALDES, PLLC
PANEL & SUFFIX: 0359 L			SHEET # 1 OF 1	OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
DATE OF FIRM: 09/11/09				



LEGAL DESCRIPTION:

LOT 1, BLOCK 9, OF LYONS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- 1) ON THE SOUTH BOUNDARY LINE & CHAIN LINK FENCE IN 5' UE.
- 2) ON THE EAST BOUNDARY LINE & CHAIN LINK FENCE IN 5' UE.

- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR. THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- (6) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (7) SURVEY PURPOSE FOR XXX
- (8) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.
- (9) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #: FLORIDA PERMANENT REFERENCE STATION (PPRS), ELEVATION = XXX (NAVD 1988)

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17.060 TO 17.062 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.L.S. DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. PSM 5789
STATE OF FLORIDA

GAVY & ASSOCIATES, INC.
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344