



## BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale  
City Hall Commission Chambers  
100 N. Andrews Avenue, Fort Lauderdale, FL 33301

Wednesday, June 08, 2022  
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	<p><b>CASE:</b> PLN-BOA-22040003</p> <p><b>OWNER:</b> BEVERLY HEIGHTS TH, LLC</p> <p><b>AGENT:</b> ANDREW J. SCHEIN, ESQ., LOCHRIE &amp; CHAKAS, P.A.</p> <p><b>ADDRESS:</b> 5-11 SE 11<sup>th</sup> AVENUE, 13-15 SE 11<sup>th</sup> AVENUE, 17-19 SE 11<sup>th</sup> AVENUE, and 10-14 SE 10<sup>th</sup> AVENUE, FORT LAUDERDALE, FL., 33301</p> <p><b>LEGAL DESCRIPTION:</b> LOTS 3, 4 AND 5, BLOCK 17 BEVERLY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND LOT 18 AND THE NORTH ONE-HALF (N1/2) OF LOT 17, BLOCK 17, RESUBDIVISION OF THE EAST ONE-HALF (E1/2) OF BLOCK 16 AND THE WEST ONE-HALF (W1/2) OF BLOCK 17 IN BEVERLY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 32,970 SQUARE FEET OR 0.7569 ACRES, MORE OR LESS</p>
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**ZONING DISTRICT:** RC-15 -RESIDENTIAL SINGLE FAMILY & CLUSTER/MEDIUM DENSITY  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** **Sec. 47-18.33.B.5. - Yard requirements.**

- Requesting a variance to reduce the usable width of the five (5) foot pedestrian access easement required under Section 47-18.33.B.5. from five (5) feet to a minimum of 3' – 3 " to permit tree plantings within the required five (5) foot pedestrian easement area.

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2. **CASE:** **PLN-BOA-22050001**  
**OWNER:** BRD REALTY, INC  
**AGENT:** CRUSH LAW, P.A. – JASON S. CRUSH  
**ADDRESS:** 3414 N. OCEAN BLVD., FORT LAUDERDALE, FL., 33308  
**LEGAL DESCRIPTION:** LOTS 8 AND 9 IN BLOCK 8 OF RESUBDIVISION OF LOTS 3 TO 12 INCLUSIVE IN BLOCK 8 AND ALL OF BLOCK 16 GALT OCEAN MILE, ACCORDING TO THE PLAT OF SAID RESUBDIVISION, RECORDED IN PLAT BOOK 38, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**ZONING DISTRICT:** CB - COMMUNITY BUSINESS  
**COMMISSION DISTRICT:** 1  
**REQUESTING:** **Sec. 5-27. - Distances of establishments from church or school.**

- Requesting a special exception to allow the sale of alcohol from a property within 349 feet of a Chabad and school, whereas Section 5-27 requires a distance of 500 feet from any established church, or public or private school, other than a pre-kindergarten school, nursery school or day care center, or adult education center.

## V. COMMUNICATION TO THE CITY COMMISSION

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

Elect Chair and Vice Chair as per ULDR Section 47-36.6- Meeting and procedure B. The board shall elect from its members a chairperson and vice-chairperson at an annual election held in June of each year who shall for terms of the one (1) year and who shall be eligible for reelection.

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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.**