



## BOARD OF ADJUSTMENT MEETING

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

Wednesday, January 11, 2023  
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.	<b>CASE:</b>	<b>PLN-BOA-22070001</b>
	<b>OWNER:</b>	LENNAR HOMES, LLC
	<b>AGENT:</b>	GREENSPOON MARDER LLP/DEENA GRAY, ESQ
	<b>ADDRESS:</b>	SW 20TH AVENUE, FORT LAUDERDALE, FL 33312
	<b>LEGAL DESCRIPTION:</b>	A PORTION OF LOTS 4, 5 & 6, ALL IN BLOCK E, RIVERSIDE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SOUTHEAST CORNER OF PARCEL 4, "RIVERSIDE PARK TOWNHOUSE AND VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 21'20'13" WEST, A DISTANCE OF 90.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'48'58" WEST, A DISTANCE OF 54.74 FEET; THENCE NORTH 89'11'02" EAST, A DISTANCE OF 159.17 FEET; THENCE SOUTH 00'48'58" EAST, A DISTANCE OF 54.74 FEET; THENCE SOUTH 89'11'02" WEST, A DISTANCE OF 159.17 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 8,712 SQUARE FEET OR 0.20 ACRES, MORE OR LESS. BUILDING 9.

**ZONING DISTRICT:** RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-18.33.B.5.c. – Single family dwelling, attached: Townhouses.**

- Requesting a variance to eliminate a 5' by 54.4' pedestrian easement along the east side lot line of Building 9 of the townhouse development not abutting a public street, whereas the code requires a 5' pedestrian easement when not abutting a public street.

This case was Deferred from the December 14, 2022, BOA meeting Agenda.

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2. **CASE:** **PLN-BOA-22120002**
- OWNER:** WOLTKAMP, ERIC W COFFEY, PATRICK ETAL
- AGENT:** ANDREW J. SCHEIN, ESQ./LOCHRIE & CHAKAS P.A
- ADDRESS:** 725 NE 16 TERRACE, FORT LAUDERDALE FL, 33304
- LEGAL DESCRIPTION:** LOT 5, BLOCK 4, MACARTHUR PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ZONING DISTRICT:** RCS -15 - RESIDENTIAL SINGLE FAMILY/ MEDIUM DENITY
- COMMISSION DISTRICT:** 2
- REQUESTING:** **Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)**
- Requesting a variance to reduce the minimum 5 feet north side yard setback to 0 feet, a reduction of 5 feet to allow an existing shade carport (See Survey) to be converted into an enclosed garage.
  - A variance from the 25 feet minimum front yard requirements of Section 47-5.33 Table of Dimensional Requirements to allow an existing non-conforming structure to remain at a front yard setback of 20 feet if it loses its legal nonconformity, measured a total maximum variance request of 5 feet.
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3. **CASE:** **PLN-BOA-22120003**
- OWNER:** 13TH ST VENTURE LLC
- AGENT:** STEPHANIE TOOTHAKER, ESQ.
- ADDRESS:** 1101 NE 13 STREET, FORT LAUDERDALE FL, 33304
- LEGAL DESCRIPTION:** THE WEST 20 FEET OF LOT 4, LESS THE SOUTH 10 FEET, AND LOT 5, LESS THE SOUTH 10 FEET, IN BLOCK 3, OF HOLIDAY HEIGHTS, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLOT BOOK 27 AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

**COMMISSION DISTRICT:** 1

**REQUESTING:** **Sec. 5-26. - Distance between establishments.**

- Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The location of the proposed establishment is one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.

**V. COMMUNICATION TO THE CITY COMMISSION**

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

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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.**