



## BOARD OF ADJUSTMENT MEETING

### To Attend The Meeting In-Person:

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

### To Attend The Meeting Virtually:

Visit: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV) to watch and listen to the meeting  
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak

Wednesday, November 10, 2021  
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>	PLN-BOA-21100001
	<b>OWNER:</b>	URBAN NORTH LLC
	<b>AGENT:</b>	CRUSH LAW, P.A. – JASON S. CRUSH
	<b>ADDRESS:</b>	901 N PROGRESSO DRIVE, FORT LAUDERDALE, FLORIDA 33304
	<b>LEGAL DESCRIPTION:</b>	AN UNNUMBERED TRIANGULAR TRACT OF LAND LYING SOUTH OF BLOCK 214 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 21 ST STREET (NOW NE 3RD AVENUE AND AVENUE "D", NOW KNOWN AS NE 9TH STREET); THENCE SOUTH 180 FEET; THENCE NORTHEASTERLY PARALLEL TO THE RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY TO THE SOUTH LINE OF AVENUE "D" (NOW NE 9TH STREET); THENCE WEST 170 FEET ALONG THE SOUTH LINE OF AVENUE "D" (NOW NE 9TH STREET) TO THE POINT OF

BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA  
NWRAC-MUNE- NORTH WEST REGIONAL ACTIVITY CENTER- MIXED USE  
NORTHEAST

**ZONING DISTRICT:**

**COMMISSION DISTRICT:** 2

**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 275 feet from one establishment licensed to sell alcoholic beverages and 276 feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to two-hundred seventy-five (275) feet, a total reduction of twenty-five (25) feet and from three hundred (300) feet to two-hundred seventy-six (276) feet, a total reduction of twenty-four (24) feet, respectively.

---

**2. CASE: PLN-BOA-21100002**

**OWNER:** OLIVER K. INVESTMENTS, LLC

**AGENT:** KRISTY ARMADA, OLIVE JUDD PA

**ADDRESS:** 2448 OKEECHOBEE LANE, FORT LAUDERDALE, FLORIDA 33312

**LEGAL DESCRIPTION:** LOT 38, BLOCK 9, LAUDERDALE ISLES NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**ZONING DISTRICT:** RS-6.85A-IRREGULAR RESIDENTIAL

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-39.A.6. - Dimensional requirements.**

Requesting a variance to allow an existing after the fact enclosed carport to a garage at a side yard setback ( South) distance of 2 feet whereas the code requires a setback of 7.5 feet a total decrease in setback of 5.5 feet.

**Sec. 47-3.2.B.1 - Nonconforming structure.**

A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity. The applicant seeks a variance to allow the alteration of a nonconforming structure that increases its nonconformity.

**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.**