



**HYBRID BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS
NOVEMBER 10, 2021 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

Board Members	Attendance	Cumulative Attendance 6/2021 through 5/2022	
		Present	Absent
Howard Nelson, Chair	P	5	0
Patrick McTigue, Vice Chair	P	5	0
Howard Elfman	P	5	0
Eugenia Ellis	P	5	0
Chadwick Maxey	P	4	1
Blaise McGinley	P	5	0
Douglas Reynolds	P	4	1

Alternates			
Michael Lambrechts	P	5	0

Staff

D' Wayne Spence, Assistant City Attorney
 Chakila Crawford, Senior Administrative Assistant
 Mohammed Malik, Zoning Administrator
 Jamie Opperee, Recording Secretary, Prototype Inc.

Purpose: Section 47-33.1.

The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

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	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA-21100001	Urban North LLC/Jason Crush	2	<u>2</u>
2.	PLN-BOA-21100002	Oliver K. Investments, LLC/ Kristy Armada, Olive Judd PA Communication to the City Commission For the Good of the City Other Items and Board Discussion	4	<u>4</u> <u>5</u> <u>5</u> <u>5</u>

I. Call to Order

The meeting was called to order at 6:00 p.m. Roll was called and a quorum determined to be present.

II. Approval of Minutes – October 13, 2021

Motion made by Ms. Ellis, seconded by Mr. McTigue, to approve the Board's October 13, 2021 minutes. In a voice vote, motion passed unanimously.

III. Public Sign-In / Swearing-In

All individuals wishing to speak on the matters listed on tonight's agenda were sworn in.

Before each item, Board members disclosed communications they had and site visits made.

IV. Agenda Items

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CASE: PLN-BOA-21100001

OWNER: URBAN NORTH LLC

AGENT: CRUSH LAW, P.A. – JASON S. CRUSH

ADDRESS: 901 N PROGRESSO DRIVE, FORT LAUDERDALE,
FLORIDA 33304
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
LEGAL
DESCRIPTION: 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

ZONING
DISTRICT:
COMMISSION
DISTRICT:
REQUESTING:

NWRAC-MUNE- NORTHWEST REGIONAL ACTIVITY
CENTER- MIXED USE NORTHEAST

2

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.

Jason Crush, agent, provided a power Point presentation, a copy of which is attached to these minutes for the public record. He said the shop was not contrary to the public interest or incompatible with adjoining properties or the surrounding neighborhood and met the criteria for a Special Exception.

Chair Nelson asked staff if an area-wide Special Exception was possible, instead of creating a Special Entertainment District. Mr. McTigue said he would rather address requests on a case-by-case basis.

Chair Nelson opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Nelson closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. McGinley, seconded by Mr. Elfman:

To approve the Special Exception for BOA Case # PLN-BOA-21100001 because it meets the criteria for a Special Exception.

In a roll call vote, motion passed 7-0.

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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.

Kristy Armada, agent, gave a Power Point presentation, a copy of which is attached to these minutes for the public record. She said all the facts indicated this met all criteria for a variance. She had also provided photos showing several other homes in the area that had garages converted to living space.

Chair Nelson opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Nelson closed the public hearing and brought the discussion back to the Board.

Ms. Ellis stated the house was consistent with most of the homes in this district.

Chair Nelson said he had not heard of increasing non-conformity based on how the space was occupied. He thought the renovation may actually have decreased the non-conformity. Mr. Spence said staff had believed erroneously that the garage had been enclosed by this owner.

Motion made by Mr. Maxey, seconded by Ms. Ellis:

To approve the variance for Sec. 47-39.A.6. - Dimensional requirements, for BOA Case # PLN-BOA-21100002 because it meets the criteria for a variance.

In a roll call vote, motion passed 7-0.

Motion made by Mr. Maxey, seconded by Ms. Ellis:

To approve the variance for Sec. 47-3.2.B.1 - Nonconforming structure, for BOA Case # PLN-BOA-21100002 because it meets the criteria for a variance.

In a roll call vote, motion passed 7-0.

Communication to the City Commission

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None

Report and for the Good of the City

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None

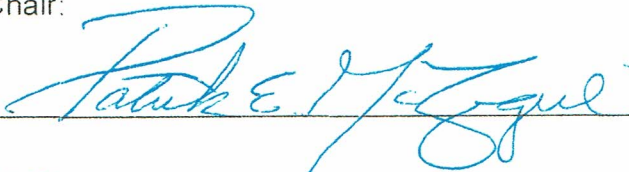
Other Items and Board Discussion

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None

There being no further business to come before the Board, the meeting adjourned at 6:27 p.m.

Chair:



Attest:



ProtoType Inc.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.