



**BOARD OF ADJUSTMENT MEETING**

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

Wednesday, September 14, 2022  
6:00 PM

**RESULTS**

- 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.**

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**1. CASE:** **PLN-BOA-22070001**

**OWNER:** LENNAR HOMES, LLC

**AGENT:** GREENSPOON MARDER LLP/DEENA GRAY, ESQ

**ADDRESS:** SW 20<sup>TH</sup> AVENUE, FORT LAUDERDALE, FL 33312

**LEGAL DESCRIPTION:** 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 August 10, 2022 Agenda.**

**Motion** to defer to the next meeting **passed 5-0** with one member abstaining.

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**2. CASE:** PLN-BOA-22080001  
**OWNER:** ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI  
**AGENT:** MATTHEW ROQUE-PASKOW  
**ADDRESS:** 3025 CENTER AVENUE, FORT LAUDERDALE, FL 33308  
**LEGAL DESCRIPTION:** THE SOUTH 20 FEET OF LOT 24, AND ALL OF LOT 25, BLOCK 10, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PROPERTY ADDRESS: 3025 CENTER AVENUE, FORT LAUDERDALE, FLORIDA 33308  
**ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM

**COMMISSION  
DISTRICT:  
REQUESTING:**

DENSITY

2

**Sec. 47-19.2.A.5.a. - Accessory buildings, structures and equipment, general.**

- Requesting a variance to reduce the minimum lot size from 10,890 square feet to 9,003 square feet, a total reduction of 1,887 square feet to allow an existing non-conforming garage to be converted to a Granny flat.

**Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.**

- Requesting a variance to reduce the minimum 15 feet rear yard setback to 2.8 feet, a reduction of 12.2 feet to allow an existing non-conforming garage to be converted to a Granny flat.
- Requesting a variance to reduce the minimum 5 feet north side yard setback to 3.77 feet, a reduction of 1.23 feet to allow an existing non-conforming garage to be converted to a Granny flat.

**Sec. 47-19.1. B. - General requirements.**

- Requesting a variance to allow an existing non-conforming structure to be located within a required yard, whereas the code states that “No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR.”

**Motion** to continue to the next meeting **passed 6-0.**

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**3. CASE:** PLN-BOA-22080003  
**OWNER:** DUNCANSON, DAVID M & CAROL ANNE  
**AGENT:** N/A  
**ADDRESS:** 937 SW 17<sup>th</sup> STREET, FORT LAUDERDALE, FL 33315  
**LEGAL DESCRIPTION:** THE SOUTH 62.5 FEET OF LOT 12 AND THE SOUTH 62.5 FEET OF THE WEST 40 FEET OF LOT 11,

BLOCK 1, YELLOWSTONE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LOCATED IN, AND PART OF, BLOCK 1, AMENDED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  
**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.**

- Requesting a variance to reduce the minimum 25 feet front yard setback to 19.97 feet, a total reduction of 5.03 feet to remove an existing carport (198.8 square feet) and add a bedroom, bathroom and a laundry room (198.8 + 118.05 = 316.85 square feet).

**Motion to approve passed 6-0.**

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**4. CASE:** **PLN-BOA-22080004**  
**OWNER:** SHOPPES AT RIO VISTA LLC; % KENNETH T BARBER  
**AGENT:** TRACEY DIEHL  
**ADDRESS:** 921 SE 17<sup>th</sup> STREET, FORT LAUDERDALE, FL 33316  
**LEGAL DESCRIPTION:** PARCEL "A" OF "SIXTEEN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE .30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.  
**ZONING DISTRICT:** B-1 - BOULEVARD BUSINESS MUNICIPAL  
**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-22.3. O. -Shopping center or strip store signs.**

- Requesting a variance to allow one (1) additional flat wall sign of 76.02 square feet, whereas the code allows two (2) flat wall signs if an office or place of business faces two (2) street fronts or vehicle travel ways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet, whereas the total aggregate area of the three (3) signs will be 244.02 square feet (84.0 +84.0+76.02=244.02).

**Motion to approve failed 2-4.**

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**5. CASE:** **PLN-BOA-22080005**

**OWNER:** EHMKE, PAULA JEAN & RICHARD

**AGENT:** STEPHANIE TOOTHAKER, ESQ.

**ADDRESS:** 1400 SW 18<sup>th</sup> COURT, FORT LAUDERDALE, FL 33315

**LEGAL DESCRIPTION:** LOT 1 AND THE EAST 20 FEET OF LOT 2, BLOCK 18, REVISED PLAT OF YELLOWSTONE PARK 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-19.2. P.- Freestanding shade structures.**

- A variance to request an existing freestanding shade structure with outdoor kitchen to be located in the front yard where the Code allows freestanding shade structures to be located in the rear yard.
- A variance to request an existing freestanding shade structure with outdoor kitchen to be 244 square feet whereas the Code allows a maximum of 200 square feet, variance request of 44 square feet.
- A variance to request an existing freestanding

shade structure with outdoor kitchen to have a maximum height of 14.5 feet where the Code allows a maximum height of 12 feet measured from the ground to the top of the structure, variance request of 2.5 feet.

- A variance to request an existing freestanding shade structure with outdoor kitchen to have a full-height wall on one side where the Code allows all sides to be partially enclosed with 42-inch high built-in cabinetry.

**Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)**

- A variance from the 25 feet minimum front yard requirements of Section 47-5.31 Table of Dimensional Requirements to allow an existing freestanding shade structure to remain at a front yard setback of 2 feet measured from the roof overhang, a total maximum variance request of 23 feet.

**Motion** to defer to the next meeting **passed 6-0.**

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<b>6. CASE:</b>	<b>PLN-BOA-22080006</b>
<b>OWNER:</b>	CITY OF FORT LAUDERDALE
<b>AGENT:</b>	CRUSH LAW, P.A.- JASON S. CRUSH, ESQ.
<b>ADDRESS:</b>	155 SE 2 <sup>nd</sup> STREET, FORT LAUDERDALE, FL 33301
<b>LEGAL DESCRIPTION:</b>	CITY PARKING GARAGE, SE 2 <sup>ND</sup> ST LOTS 6 THRU 17 INCLUSIVE BLOCK "B". STRANAHANS SUB LOTS 13 TO 18 BLK 14 FT LAUDERDALE 3-10 D LOTS 6 THRU 17, LESS RD R/W/S AS DESC IN OR 8156/401 BLK B TOGETHER WITH: LOTS 18 THRU 25 INCLUSIVE, "EVA A. OLIVER SUBDIVISION BLOCK 28 FORT LAUERDALE". LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8156 PAGE 401 AND OFFICIAL RECORDS BOOK 8219 PAGE 585 (See the provided signed and sealed survey for the complete property description).
<b>ZONING DISTRICT:</b>	RAC-CC - CITY CENTER DISTRICT

**COMMISSION** 4  
**DISTRICT:**  
**REQUESTING:** **Sec. 5-27. - Distances of establishments from church or school.**

- Requesting a Special Exception to the City’s Code of Ordinance Section 5-27 to allow the service of alcoholic beverages at a Restaurant within 500 feet of a house of worship – specifically a Special Exception of 304 feet.

**Motion to approve passed 6-0.**

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**7. CASE:** **PLN-BOA-22080008**  
**OWNER:** JOSEPH, LARRY H/E; JOSEPH, PATRICE & BONHOMME, MAX  
**AGENT:** CRUSH LAW, P.A. - JASON S. CRUSH, ESQ.  
**ADDRESS:** 1236 NE 1<sup>st</sup> AVENUE, FORT LAUDERDALE, FL 33304  
**LEGAL DESCRIPTION:** LOTS 42 AND 43, BLOCK 118 “PROGRESSO”, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
**ZONING DISTRICT:** RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY

**COMMISSION** 2  
**DISTRICT:**  
**REQUESTING:** **Sec. 47-19.2.K.1. -Garages and carports (residential use).**

- Requesting a variance from the minimum 20-foot front yard setback to allow an addition of garage at a setback of 15.2 feet, a total variance request of 4.8 feet.

**Motion to approve passed 6-0.**

**V. COMMUNICATION TO THE CITY COMMISSION**

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