



**BOARD OF ADJUSTMENT MEETING**

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

Wednesday, December 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.**

<b>1. 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"

**ZONING DISTRICT:**

**COMMISSION  
DISTRICT:**

**REQUESTING:**

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 RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY

4

**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 October 12, 2022 BOA meeting Agenda.**

**Motion to defer case to the January 11, 2023 meeting Passed 6-0.**

**2. CASE:**

**PLN-BOA-22080005**

**OWNER:**

EHMKE, PAULA JEAN & RICHARD

**AGENT:**

STEPHANIE TOOTHAKER, ESQ.

**ADDRESS:**

1400 SW 18th 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.

**This case was Deferred from the October 12, 2022 BOA meeting Agenda.**

**Motion** to approve the four variance requests under Sec. 47-19.2. P.- Freestanding shade structures **Passed 5-1.**

**Motion** to approve the variance request under Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A) **Passed 5-1.**

**V. COMMUNICATION TO THE CITY COMMISSION**

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

**VII. VOTE FOR 2023 BOARD OF ADJUSTMENT CALENDAR**

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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.**