



**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS
DECEMBER 14, 2022 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

Board Members	Attendance	Cumulative Attendance 6/2022 through 5/2023	
		Present	Absent
Blaise McGinley, Chair	P	5	1
Howard Elfman, Vice Chair	P	6	0
Bill Kent	P	1	1
Chadwick Maxey	P	5	1
Douglas Meade	A	5	1
Howard Nelson	P	6	0
Robert Wolfe	P	5	1

Staff

D'Wayne Spence, Assistant City Attorney
Chakila Crawford, Senior Administrative Assistant
Jazmine Eveillard, Administrative Assistant
Mohammed Malik, Zoning Administrator
Burt Ford, Zoning Chief
James Hollingsworth, Zoning Plan Examiner
Jamie Opperee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

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	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA-22070001	Lennar Homes, LLC/Deena Gray, Esq.	4	<u>2</u>
2.	PLN-BOA-22080005	Paula Jean and Richard Ehmke/ Stephanie Toothaker, Esq.	4	<u>3</u>
		Communication to the City Commission		<u>6</u>
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I. Call to Order

The meeting was called to order at 6:02 p.m. Roll was called and a quorum determined to be present.

II. Approval of Minutes – October 12, 2022

Motion made by Mr. Nelson, seconded by Mr. Elfman to approve the Board's October 12, 2022 minutes. In a roll call 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

1.

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CASE:	PLN-BOA-22070001
OWNER:	LENNAR HOMES, LLC
AGENT:	GREENSPOON MARDER LLP/DEENA GRAY, ESQ
ADDRESS:	SW 20 TH 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 October 12, 2022
Agenda.**

Chair Nelson recused himself from this item. Mr. Spence noted that it would require all five remaining members to vote yes for this to pass. Chair McGinley suggested the applicant may want to request a deferral.

Deena Grey, attorney, requested a deferral.

Motion made by Mr. Wolfe, seconded by Mr. Maxey to defer the item to the Board's January 11, 2023 meeting. In a voice vote, motion **passed** 5-0 with Mr. Nelson abstaining.

2.

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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.

Stephanie Toothaker, attorney, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. She had provided staff with additional letters of support they had received since the last meeting.

Several members of the audience stood to indicate their support for the variance requests.

Mr. Nelson asked if freestanding shade structures were allowed in side yards as well as back yards. Mr. Ford stated they were permitted, per code, in the rear yard only, no closer than five feet from the rear property line. He explained that Zoning did not determine which was the front, side and rear yards; the person who built the home on the lot did. Chair McGinley said the home builder had utilized the front and side yard setback requirements to organize the home, forcing the hand of any future owner.

Chair McGinley opened the public hearing.

Gio Franklin, neighbor, recalled when the home was built, it faced north. He stated the Tiki Hut was a hurricane hazard. He discussed how much noise emanated from the

property during sporting events. Mr. Franklin said the Tiki hut also caused drainage issues for the adjacent property.

Kiwa Barrow, neighbor, said the home lacked a drainage swale and water from the property flowed onto the adjacent property. She also remarked on the noise from the property.

Derek Fernandez, adjacent neighbor, moved his testimony from the prior hearing into the record. He pointed out that if the home was oriented as the Ehmke's said, part of the home was encroaching into the "rear yard" setback adjacent to his property. He referred to the criteria for a variance:

- d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations;

He pointed out that the previous owner had maximized the lot to build a large home. He asked the Board to deny the variance. He stated the yard had been elevated, so if the hut were measured from the street, the excess height would be even more.

Mr. Fernandez said the Tiki hut was a hurricane safety issue since and had gas for the outdoor kitchen, it was a fire hazard that had not been inspected, since there was no permit.

Mr. Ford clarified the difference between a Tiki Hut and a Chiki hut: a Chiki hut was just the open structure, built by tribe members, but a Tiki hut had additional components, such as cabinetry, plumbing, electricity, gas, etc. A Tiki hut required signed and sealed drawings to be submitted for a building permit, and permits for all trades. A permit application had been submitted, and failed for not being in compliance with the ULDR. Even if the variances were granted, the Tiki hut would still need to be permitted and be approved.

Joaquin Fernandez, architect, discussed the setback issues on the property. He said the home was built facing 18th Court.

Mr. Spence said the first request was for a variance from the code provision prohibiting a shade structure in the front yard. The numerical values were the distances per staff's interpretation of the code, not as the applicant was putting forth the orientation of the home and yards. The applicant had the burden of proving the requests met the five criteria for a variance. If the Board approved the variances, the other regulatory arms of the City would come into play; the plans must meet code and pass inspections to ensure compliance with the building code.

Ms. Toothaker said the owner had applied for permits but the Building Department put them on hold pending the outcome of the variance requests.

Scott Stampfer, neighbor, said what they had done with the property had greatly enhanced its beauty and value. He said the previous owner had considered the orientation to be the same as the Ehmkes did. He asked the Board to grant the variance requests.

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

Mr. Maxey argued for considering the variance requests separately because four of the requests related to the construction and location of the hut and one related to the hut's enclosure. Mr. Spence recommended considering the two code sections separately.

Motion made by Mr. Nelson, seconded by Mr. Wolfe to:

Approve the four variance requests under Sec. 47-19.2. P.- Freestanding shade structures for Case **PLN-BOA-22080005** because they meet the criteria for a variance under City code. In a roll call vote, motion **passed** 5-1 with Chair McGinley opposed.

Motion made by Mr. Nelson, seconded by Mr. Wolfe to:

Approve the variance request under Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A) for Case **PLN-BOA-22080005** because it meets the criteria for a variance under City code. In a roll call vote, motion **passed** 5-1 with Chair McGinley opposed.

Communication to the City Commission

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None

Report and for the Good of the City

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2023 Board Calendar

Motion made by Mr. Wolfe seconded by Mr. Elfman to approve the Board's 2023 calendar as presented. In a voice vote, motion **passed** 6-0.

Other Items and Board Discussion

[Index](#)

None

There being no further business to come before the Board, the meeting adjourned at 7:06 p.m.

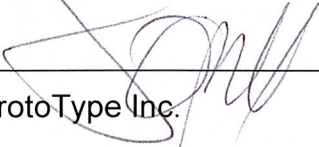
Chair:



A handwritten signature in purple ink is written over a horizontal line. The signature is stylized and appears to be the name of the Chair.

Board of Adjustment
December 14, 2022
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Attest:



ProtoType Inc.

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

Board of Adjustment
City of Fort Lauderdale

Case No. PLN-BOA-22080005
1400 SW 18th Court, Fort Lauderdale

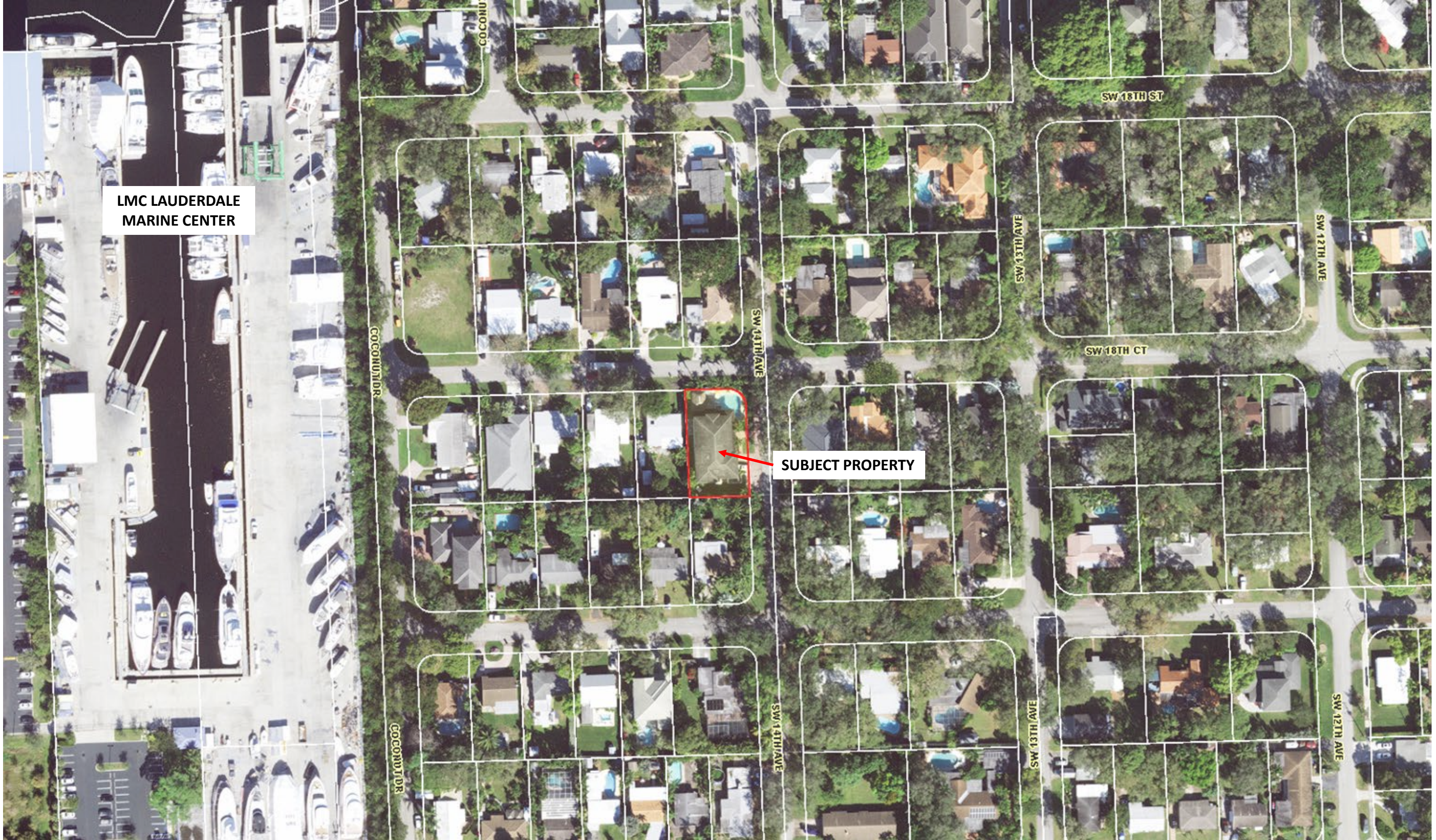
Variance request from accessory shade structure and setback provisions

December 14, 2022

TOOTHAKER.ORG

LAND USE · DEVELOPMENT · POLITICAL
STRATEGY · PROCUREMENT

Context Aerial



LMC LAUDERDALE
MARINE CENTER

SUBJECT PROPERTY

COCONUT DR

COCONUT DR

COCONUT

SW 14TH AVE

SW 14TH AVE

SW 13TH AVE

SW 13TH AVE

SW 18TH ST

SW 18TH CT

SW 12TH AVE

SW 12TH AVE

Existing Conditions

The residence was built in 2008. In 2019, the Applicant purchased the residence with the existing building footprint.

The residence has a building footprint that is situated towards the rear property line, leaving inadequate space in the rear yard for permitted residential amenities, such as the pool and gazebo.

The front setback encroachment is due to the constraints from these existing conditions. The residence is approximately 33' from what the City defines as the front property line, leaving only 8' for the inclusion of permitted residential amenities.



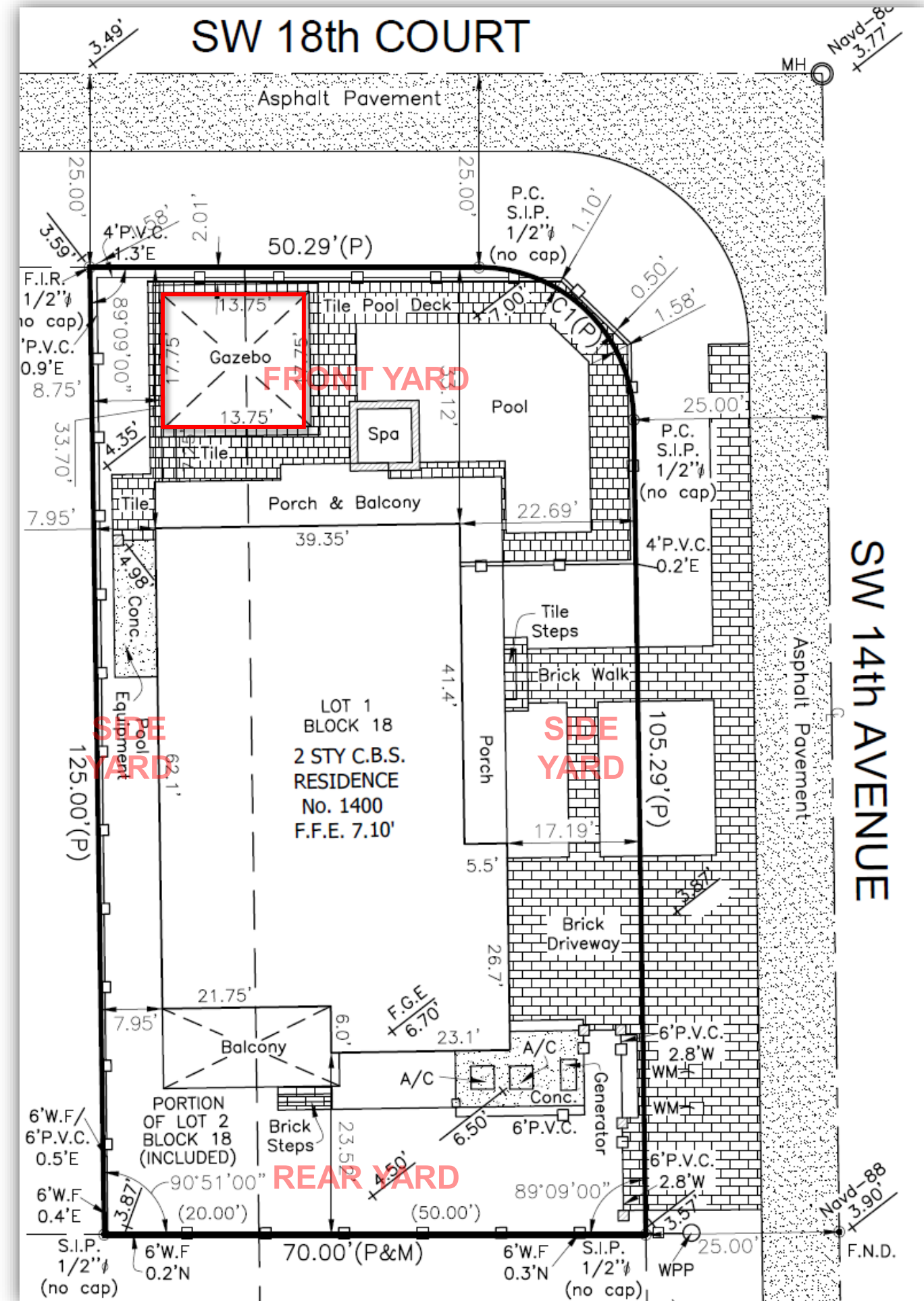
RS.8 Zoning Setback Requirements

Minimum Front Yard	25 Feet
Minimum Corner Yard	25% of Lot Width but Not Greater Than 25 Feet
Minimum Side Yard	5 Feet
Minimum Rear Yard	5 Feet (for accessory structures - Sec. 47-19.2. P.)

Variance Requests for Existing Tiki Hut

We came before the Board of Adjustment on October 12, 2022 for the following after-the-fact variance requests associated with an existing tiki hut and requested a deferral in an effort to continue discussions with the adjacent neighbor located at 1404 SW 18th Court.

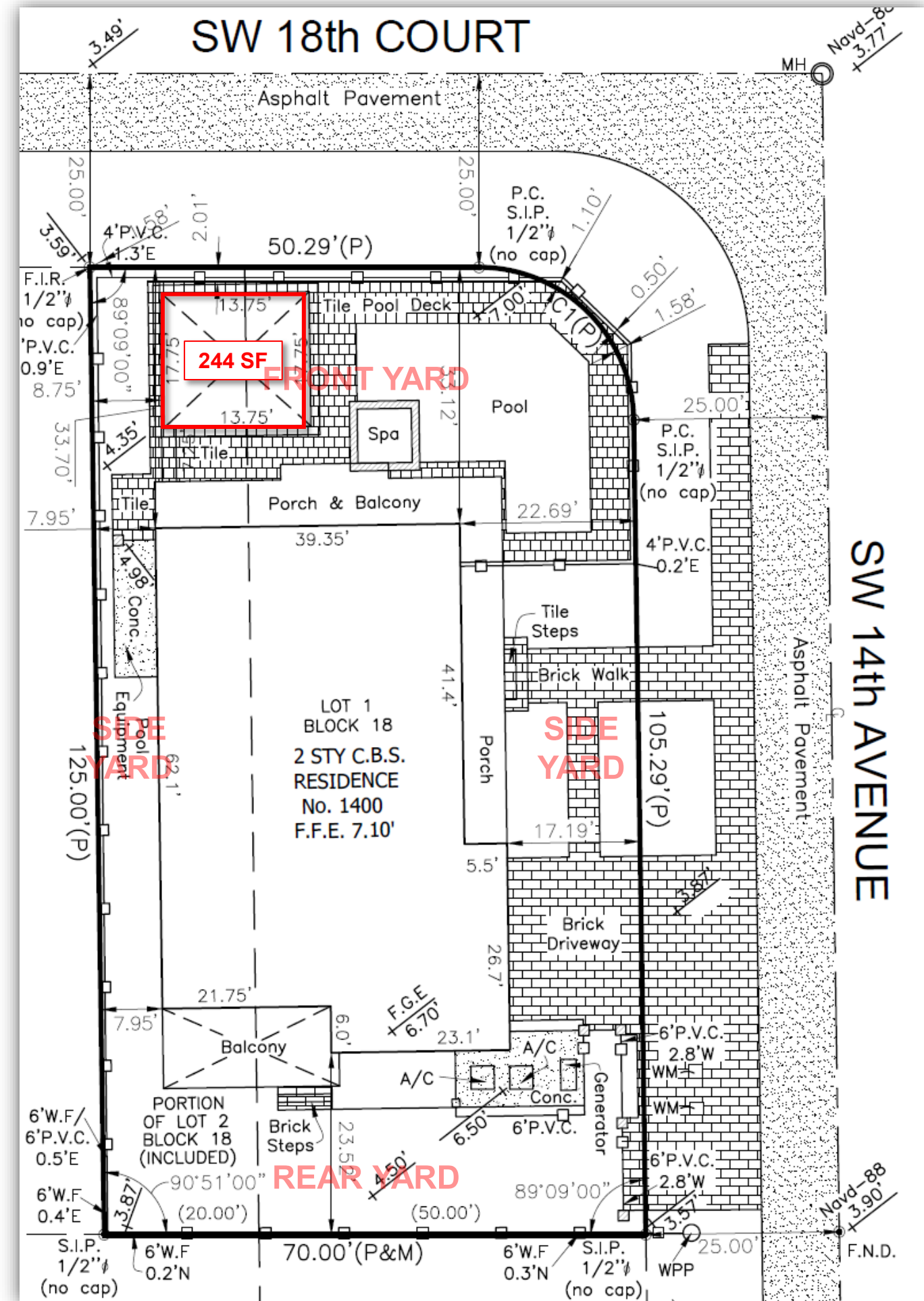
1. To be located in what the City defines as the front yard (even though it's the property's side yard) where the Code allows freestanding shade structures to be located in the rear yard;
2. To be 244 square feet whereas the Code allows a maximum of 200 square feet, variance request of 44 square feet;
3. 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;
4. 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; and
5. To remain at a front yard setback of 2 feet measured from the roof overhang where the Code requires a 25 foot setback, a total maximum variance request of 23 feet



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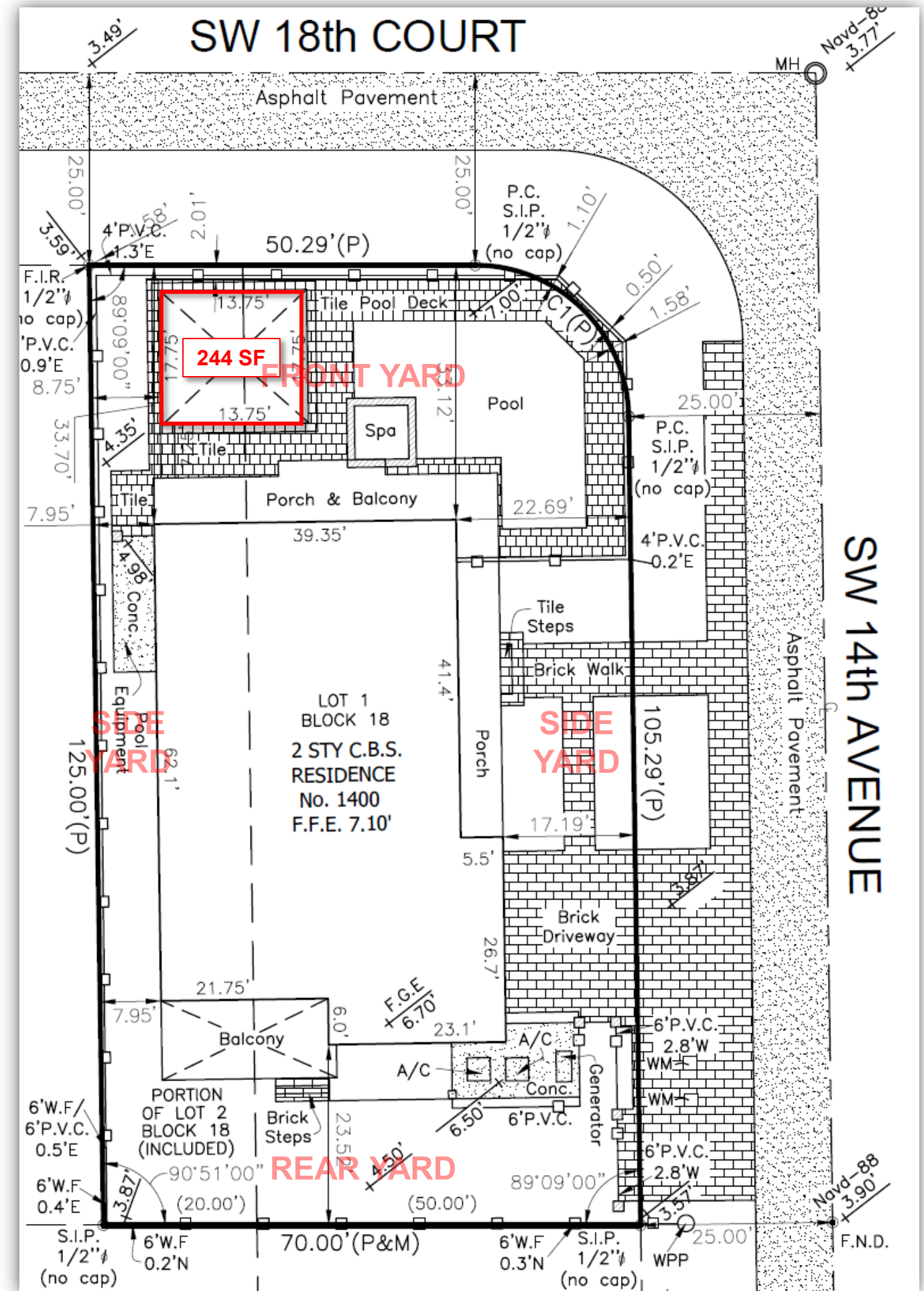
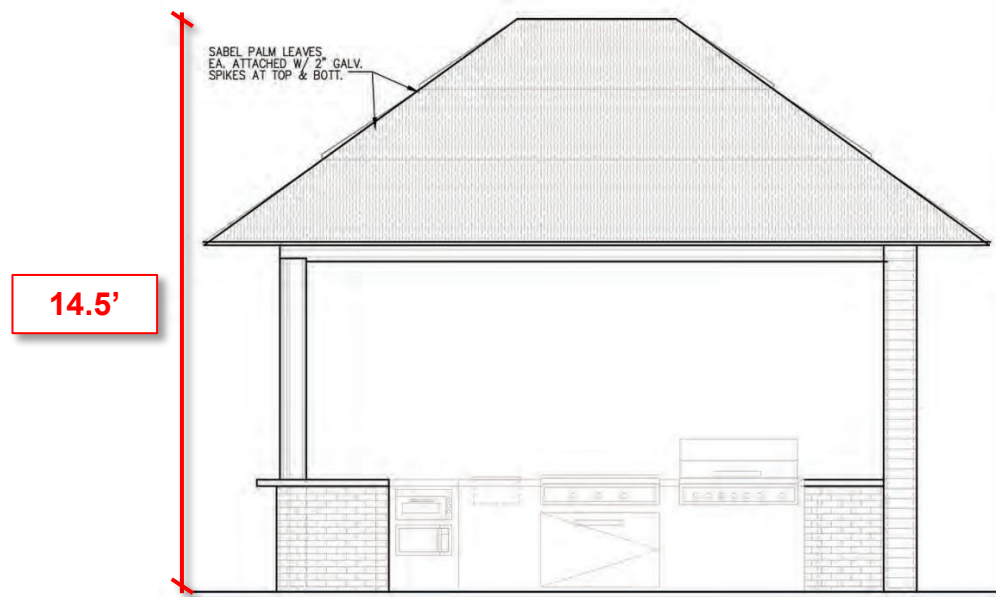
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2. To be 244 square feet whereas the Code allows a maximum of 200 square feet, variance request of 44 square feet;
3. To have a maximum height of 14.5 feet where the Code allows a maximum height of 12 feet measured from the ground to the top of the structure, variance request of 2.5 feet;
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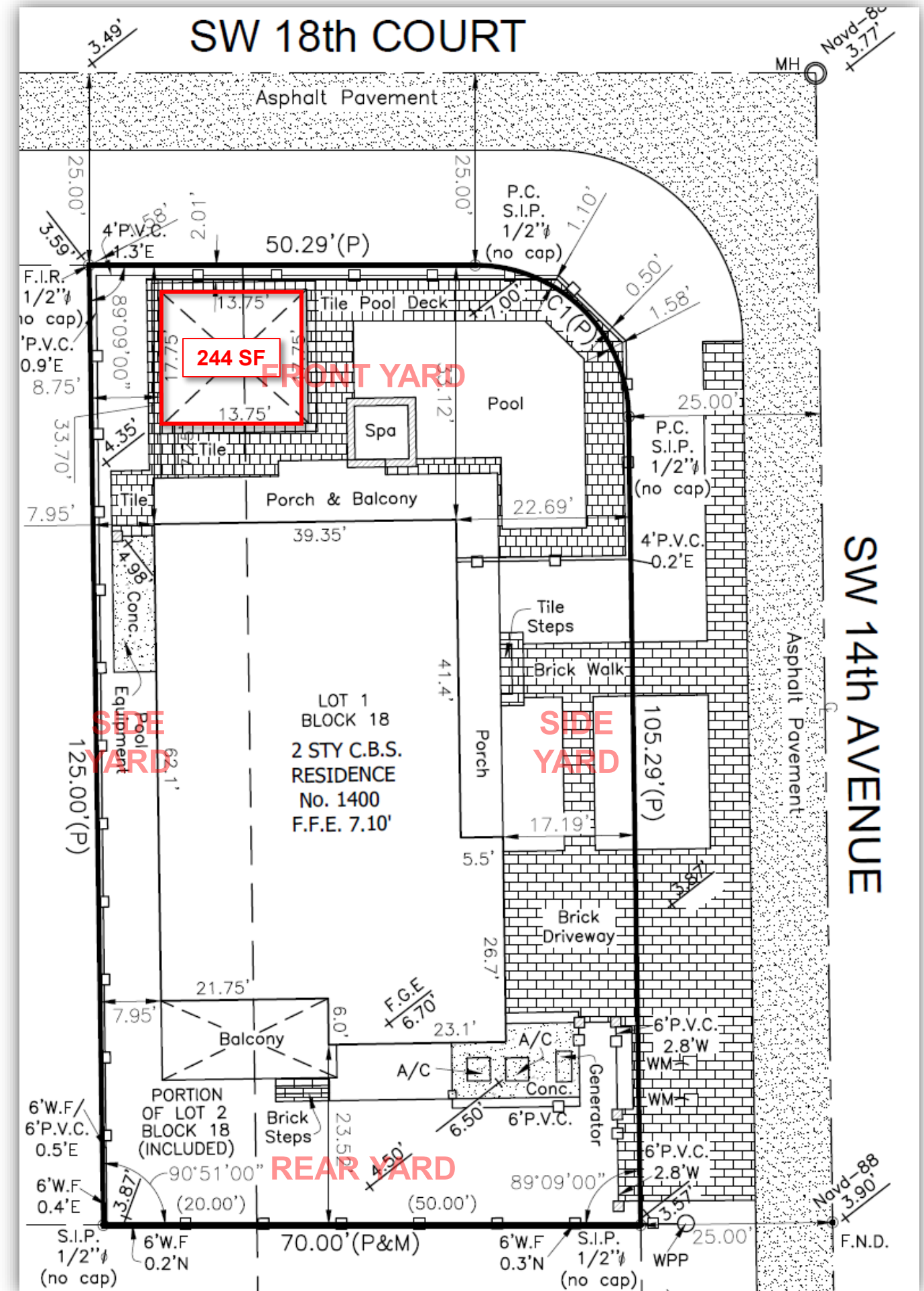
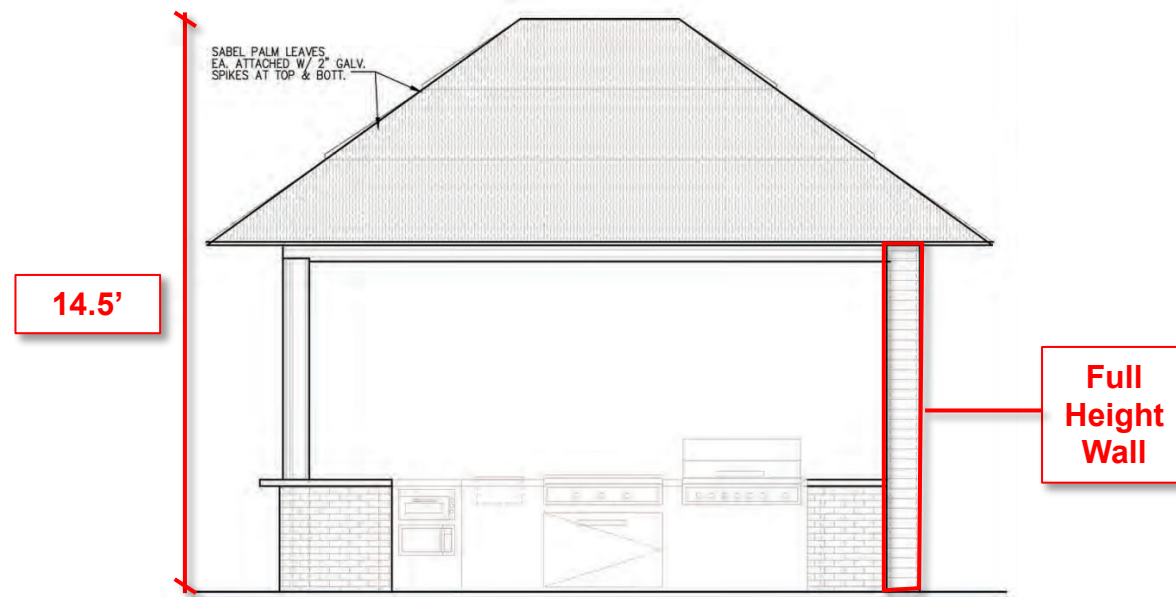
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2. To be 244 square feet whereas the Code allows a maximum of 200 square feet, variance request of 44 square feet;
3. To have a maximum height of 14.5 feet where the Code allows a maximum height of 12 feet measured from the ground to the top of the structure, variance request of 2.5 feet;
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1. To be located in the front yard where the Code allows freestanding shade structures to be located in the rear yard;
2. To be 244 square feet whereas the Code allows a maximum of 200 square feet, variance request of 44 square feet;
3. 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;
4. 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; and
5. To remain at a front yard setback of 2 feet measured from the roof overhang where the Code requires a 25 foot setback, a total maximum variance request of 23 feet



Tiki Hut Photos



Ehmke Letter to Adjacent Neighbor

Following the BOA hearing, the Ehmke Family hand delivered a letter to the adjacent neighbor on October 18, 2022.

The neighbor has not responded or reciprocated efforts for resolution with the Ehmke Family.

October 18, 2022

****HAND-DELIVERED****

Derek,

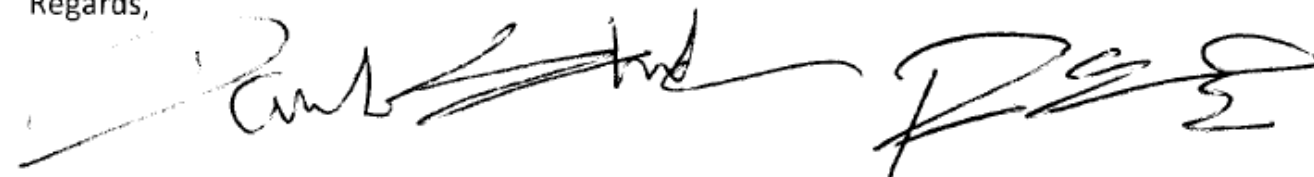
On behalf of our entire family, we are writing this letter in hopes of finding peace with you as our neighbor with the conflict our family Tiki hut and events/gatherings at our home that have caused you displeasure of the noise from our family & friends enjoying our outdoor entertainment area of our residence.

We welcome (if acceptable to you) meeting with you in trying to adjust our activities so you're not upset with music/noise when we have family & friends visit and spend time at our property outdoors. We simply want to enjoy our home without the animosity or ill feelings toward any of us. We're very respectfully, good neighbors, as others just adjacent to our home, have communicated and simply want to get along with you in a reasonable manner.

Kindly, we request you to please communicate back to Paula or Rich before October 26, 2022 5pm if you're willing to amicably discuss your feelings and steps we can take positively moving forward in hopes of removing any friction between our residences.

Thank you for your time and consideration.

Regards,

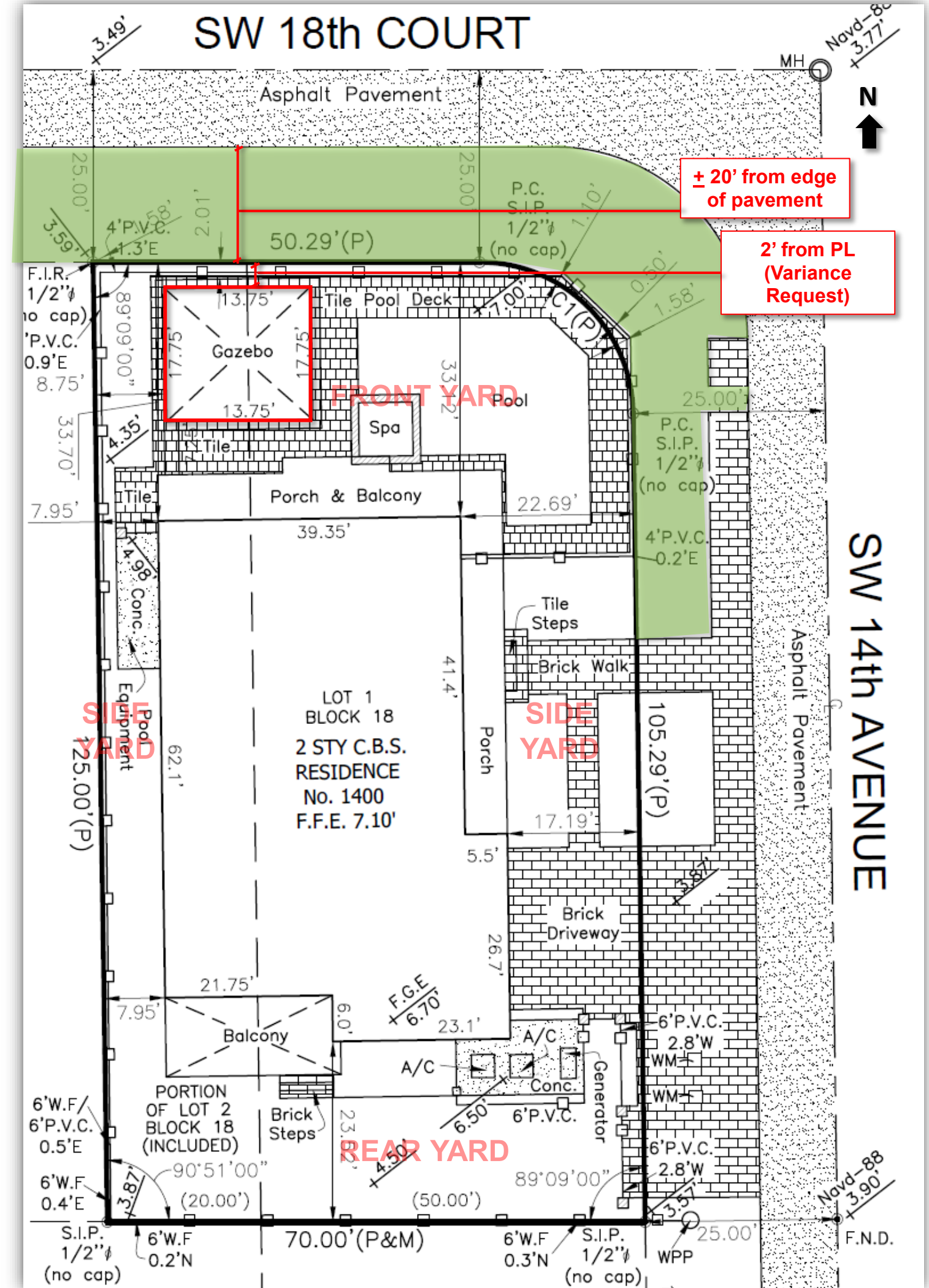
Handwritten signatures of Paula and Rich Ehmke. The signature on the left is Paula's, and the signature on the right is Rich's.

Paula and Rich Ehmke

Tiki Hut Data

Area: 244 square feet
Height: 14.5 feet
Front Setback: 2 Feet
Interior Side Setback: 8.75 Feet

- Meets setback requirements to the west neighboring property, rear, and east
- Does not intrude on neighboring properties or block views
- Structure is buffered by landscaping



Chickee Hut Constructed by the Seminole Tribe of Florida

Seminole Tribe of Florida | Native Chickee Builders

Enrollment Number: M1778

Accessory structure was constructed by a certified Chickee Hut builder.

F.S. § 553.73.10.10(i)

Native Chickee Builders
3551 N. SR. 7
Hollywood, FL 33023
(954) 520-0200

Customer: _____
Address: 1400 SW 18th Ct

DATE: 10-12-21

954-520-0200
NO SHIRT NO SHOES NO PROBLEM

THE OVERALL CHICKEE HEIGHT WILL VARY UPON CUSTOMER REQUEST.

CUSTOM CHICKEE HUTS

DIA METER OF CHIKI LEGS VARY WITH THE CHIKI SIZE. (TYP. 8" - 16" DIA.)

DESCRIPTION	TOTAL PRICE
13x17	NA

In accordance with F.S. 553.73 this is to certify that Native Chickee Builders is partnered with THB Productions (STOF Vendor # 22760) owned by Clinton Holt (Tribal ID# M1778) who is a member of the Seminole Tribe of Florida headquartered at 6300 Stirling Road Hollywood, FL.

Native Chickee Builders
3551 N. SR. 7
Hollywood, FL 33023
(954) 520-0200

Date: 10-12-21

Customer: _____ Job Site: _____
Address: 1400 SW 18th Ct 33315 Phone #: _____

DESCRIPTION	TOTAL Sq/Ft	PRICE PER Sq/Ft	TOTAL PRICE
13x17	244	NA	NA

In accordance with F.S. 553.73 this is to certify that Native Chickee Builders is partnered with THB Productions (STOF Vendor # 22760) owned by Clinton Holt (Tribal ID# M1778) who is a member of the Seminole Tribe of Florida headquartered at 6300 Stirling Road Hollywood, FL.

This invoice is a building contract between Native Chickee Builders and the name printed below. The signer acknowledges that they are ready willing and able to purchase the materials listed above. A Deposit of 50% or \$_____ is required before commencement of construction with the balance to be paid in full upon completion. Once the deposit has been made construction will proceed within 30 days. Any alteration from the above specifications involving extra costs will be executed only upon written orders. Cancellation of construction by the customer results in forfeiture of the deposit.

Printed Name _____ Signed Name _____ Date _____

55. - Permits

(3) Buildings, structures and facilities exempt from the Florida Building Code. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this article:

- (a) Railroads and ancillary facilities associated with the railroad.
- (b) Nonresidential farm buildings on farms, as provided in F.S. § 604.50.
- (c) Temporary buildings or sheds used exclusively for construction purposes.
- (d) Mobile or modular structures used as temporary offices.
- (e) Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.

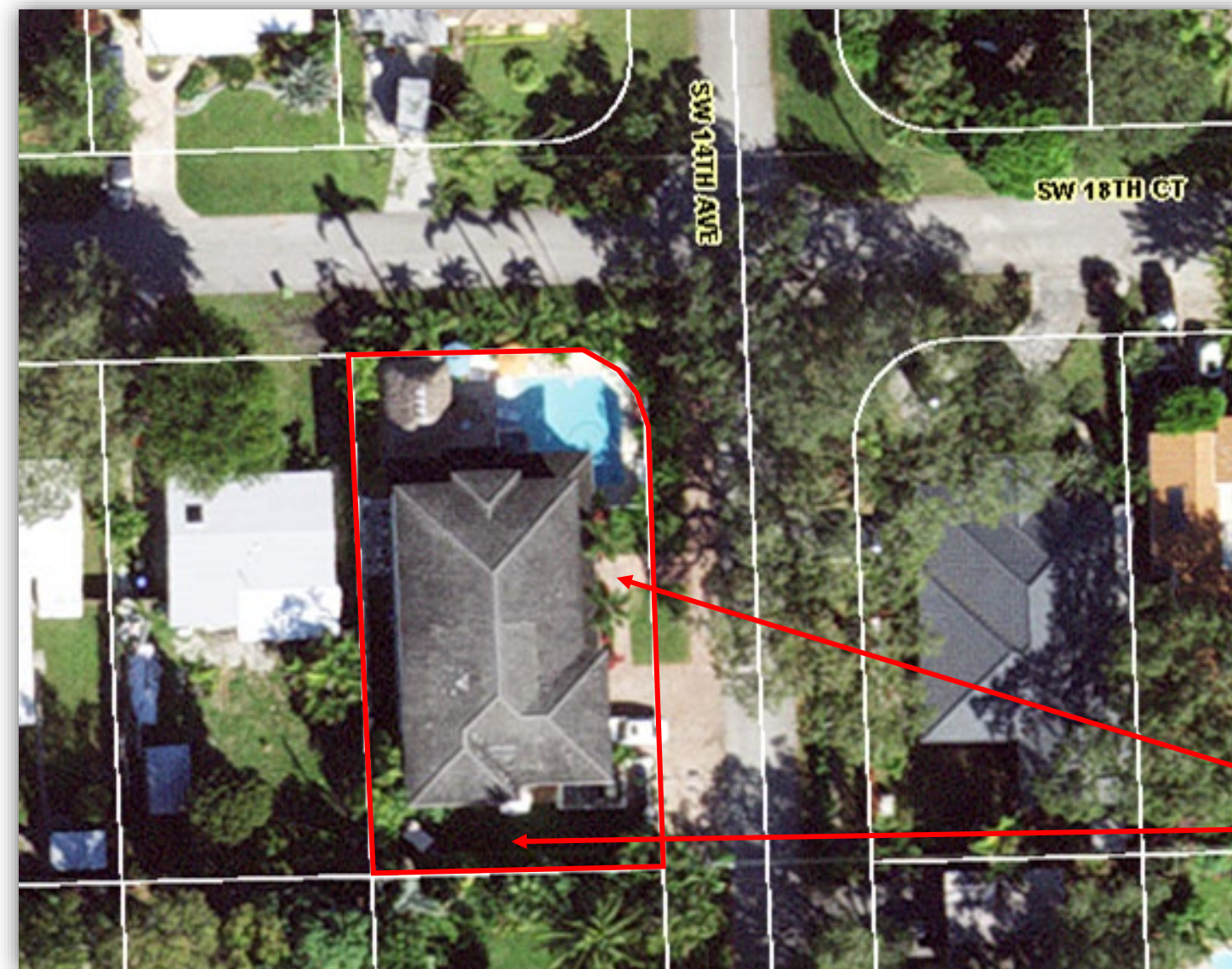
(f) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

SEMINOLE TRIBE OF FLORIDA
ENROLLMENT NUMBER
M1778
Clinton W. Holt
6508 Osceola Circle West
Hollywood, FL 33024
833-1584
DATE: 10-12-21
10-12-2020

Variance Request #1

ULDR Section 47-19.2.P. Free Standing Shade Structures

1. A variance to request an existing freestanding shade structure with outdoor kitchen to be located in the FRONT YARD next to the pool where the Code allows freestanding shade structures to be located in the rear yard.
 - The residence was built in 2008. In 2019, the Applicant purchased the already existing residence with the existing building footprint.
 - The residence has a building footprint that is shifted toward the back of the property leaving inadequate space in what the City considers the rear yard for permitted residential amenities, such as the pool and gazebo.
 - The location and size of the pool are permitted by code.



**Extremely limited space
for permitted accessory
structures**

Variance Request #2

ULDR Section 47-19.2.P. Free Standing Shade Structures

2. 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.
 - **The size allows for proper stormwater runoff by the roof overhang and best possible circulation. Additionally, the size allows for the proper protection and concealment of all electrical, plumbing, refrigeration equipment and gas lines associated with the outdoor kitchen appliances and permits a small table for eating.**



Variance Request #3

ULDR Section 47-19.2.P. Free Standing Shade Structures

3. 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.
 - **The tiki hut is being utilized as an outdoor kitchen, and the roof is required to have an adequate distance between the barbeque grill and other kitchen equipment to avoid a potential fire hazard, thereby necessitating the height of the structure. The structure has been fire-proofed and approved through fire review during permitting, but extra precautions have been implemented to ensure safety. Potential safety hazards exist if the tiki hut were closer to the grille. Additionally, the tiki hut includes a roof overhang which prevents rain from destroying the kitchen equipment and other electronic devices within the Gazebo.**
 - **The height does not conflict with trees or other structures.**



Variance Request #4

ULDR Section 47-19.2.P. Free Standing Shade Structures

4. 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.
 - **The full-height wall contributes to the structural integrity of the shade structure and provides an adequate placement for electronic devices that are permitted within accessory shade structures. Additionally, the full-height wall provides additional privacy, soundproofing and concealment of accessory use.**

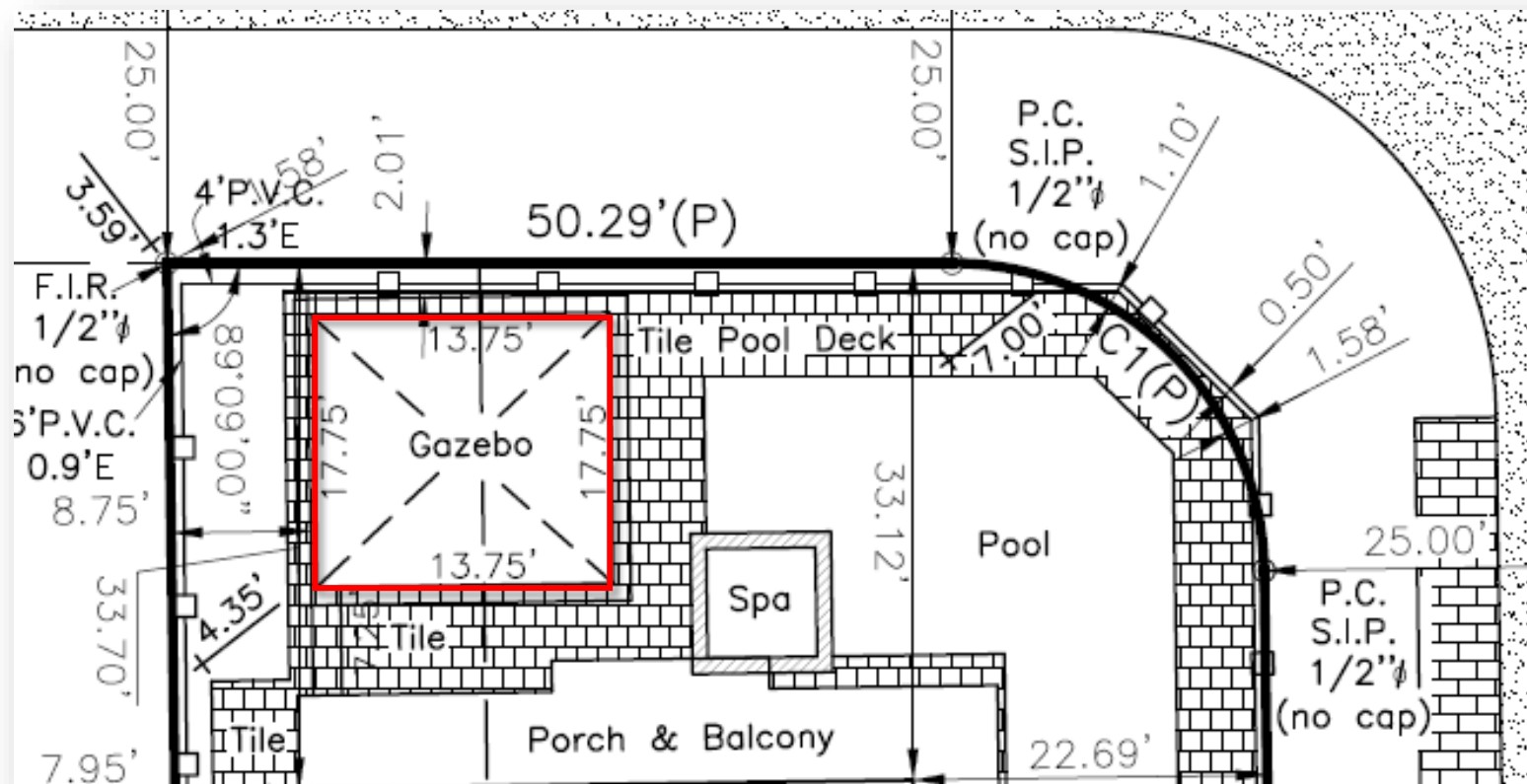


Variance Request #5

ULDR Section 47-5.31 – Table of Dimensional Requirements for the RS-8 District

5. 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.

- The front setback encroachment is due to the constraints from existing conditions. The residence is approximately 33' from the front property line, leaving only 8' for the inclusion of permitted residential amenities. If the shade structure was positioned further away from the front property line, it would create a pinch-point between the structure and the primary residence which could result in circulation constraints, access issues, and potential safety hazards.
- The neighboring properties adjacent to the front setback are separated by ± 19 feet of right-of-way swale and SW 18 Court with a right-of-way width of ± 20 feet, leaving ± 39 feet of separation.



Existing Accessory Structure – Neighborhood Compatibility

The structure is partially open on three sides and fully closed on one side to act as a privacy and noise barrier to the front yard.

The structure does not encroach into the side or rear setbacks.

Additionally, the front yard is buffered by a +/- 20' wide landscaped swale and SW 18th Court.

The structure is compatible with the surrounding neighborhood with other properties featuring similar Seminole-style thatched A-frame roofed accessory structures.



ACCESSORY SHADE STRUCTURE – WEST SIDE, FACING NORTH



ACCESSORY SHADE STRUCTURE – FACING NORTHWEST



ACCESSORY SHADE STRUCTURE – FACING WEST



ACCESSORY SHADE STRUCTURE – FACING SOUTHWEST/
INTERSECTION OF SW 18 COURT AND SW 14TH AVENUE



ACCESSORY SHADE STRUCTURE – FACING NORTHWEST



ACCESSORY SHADE STRUCTURE – FACING NORTH /
WEST SIDE YARD (MEETS SETBACK REQ.)

Similar Previously Approved Variances

Case No. PLN-BOA-21110006

2657 NE 37th Drive, Fort Lauderdale, FL 33308

February 9, 2022

Variance Request for Existing Freestanding Shade Structure:

1. Allow an existing structure to be **partially open on 3 sides**, where the code requires all sides to be open.
2. Allow a **maximum height of 13 feet** where the code allows a maximum height of 12 feet.



APPROVED 5-0

Case No. PLN-BOA-22080007

2809 NE 24 Court, Fort Lauderdale, FL 33305

October 12, 2022 (approved at the same hearing the Ehmke Family's variance request was scheduled)

Variance Request for Existing Freestanding Shade Structure:

1. A total variance request of **251.54 gross square feet** and **7.3 feet from rear property line**.
2. A total variance request of **7.3 feet from west side property line**.



APPROVED 5-0

The stipulation entailed that if the structure ever had to be replaced, it must be rebuilt in compliance with the code requirements.

Similar Previously Approved Variances

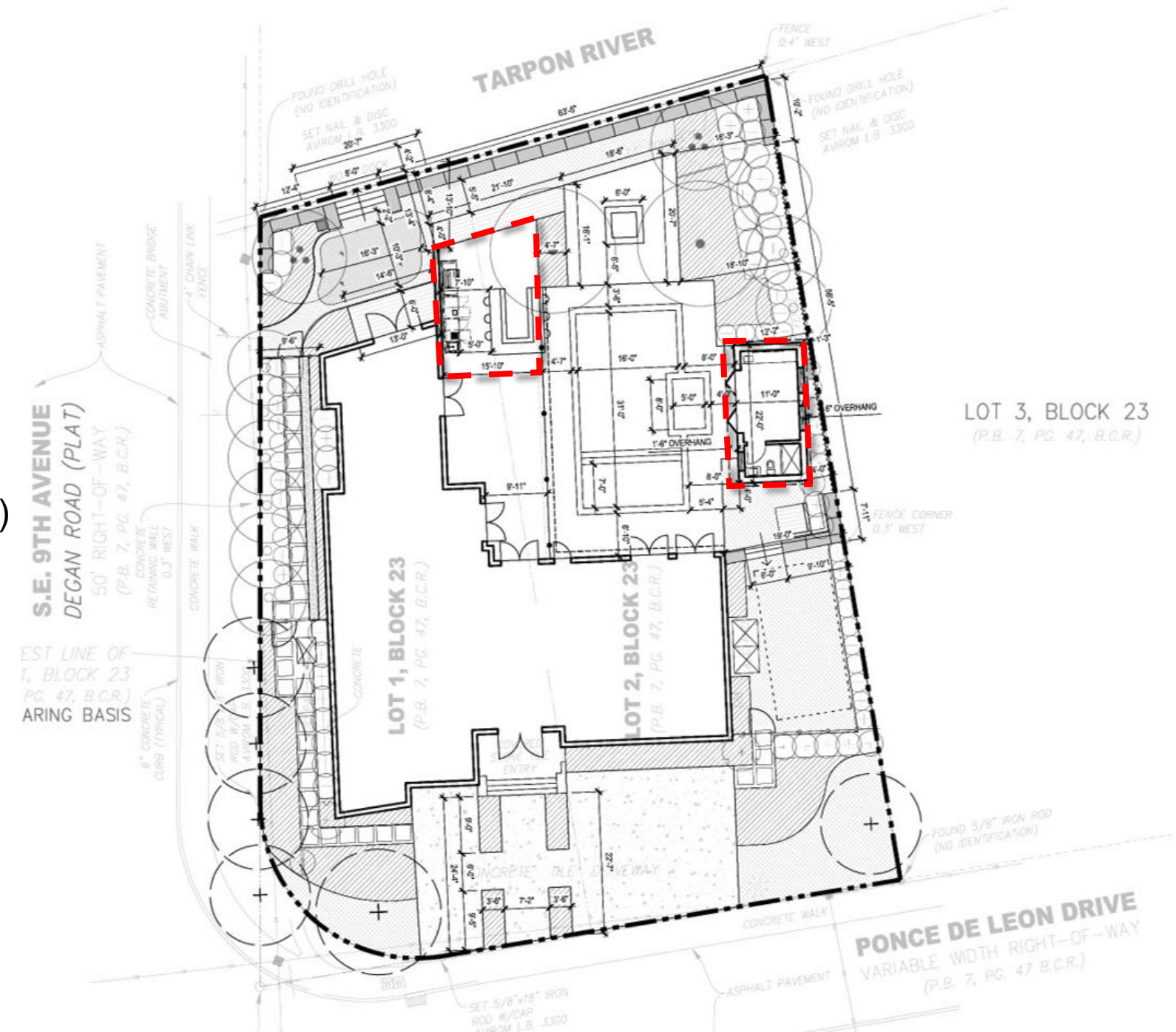
Case No. PLN-BOA-19110006

901 Ponce De Leon Drive, Fort Lauderdale, FL 33316

December 11, 2019

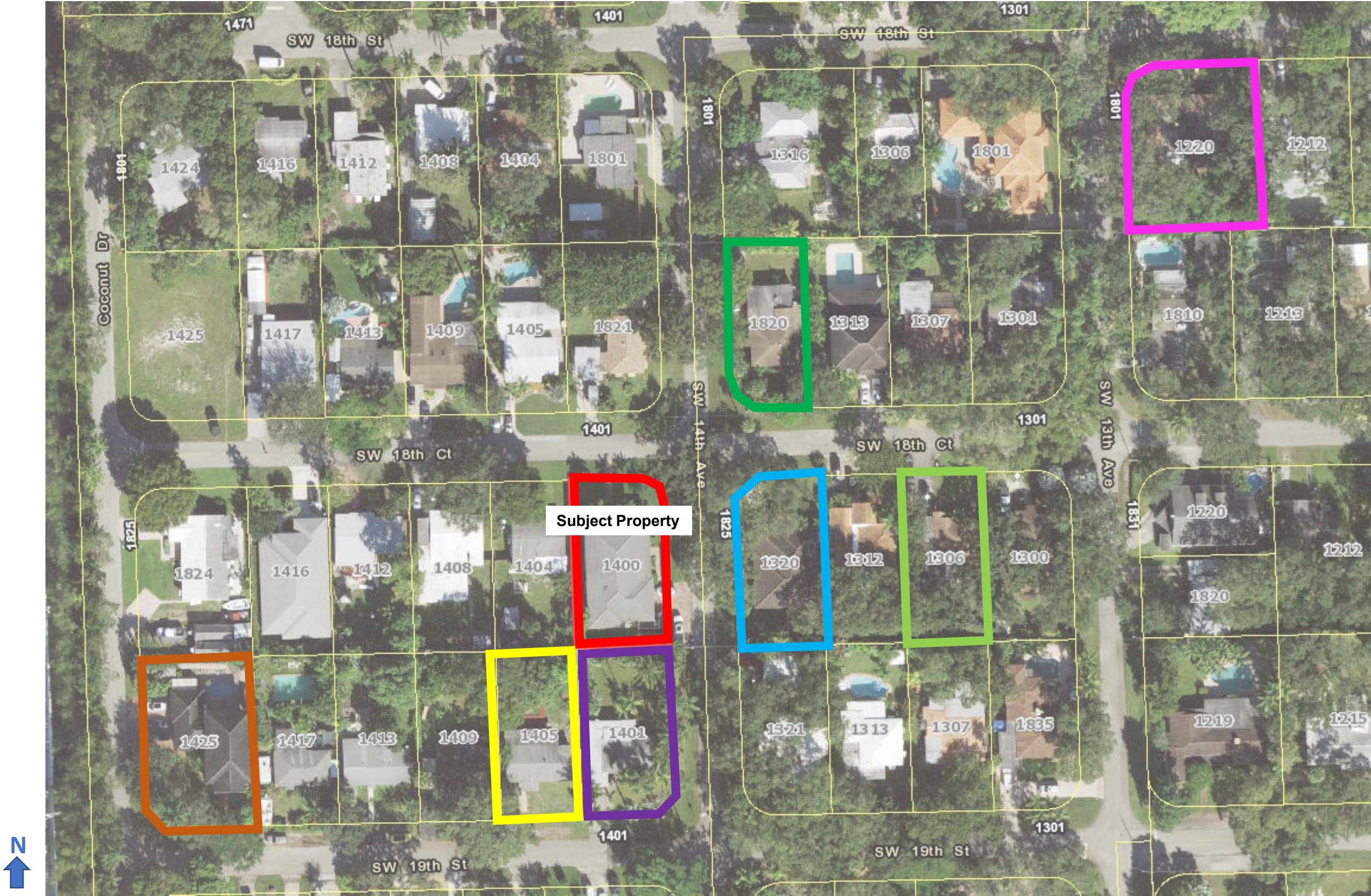
Variance Request for Proposed Freestanding Shade Structure:

1. To allow the construction of a new open roof structure and breeze block wall with bar and kitchen equipment 12'-4" from the rear north yard property line; Side (East) Setback where 25 feet is required.
2. To allow the construction of a new pool house 1'-3" (including an overhang of 6") from the east side yard property line; Front (South) Setback where 5 feet is required.

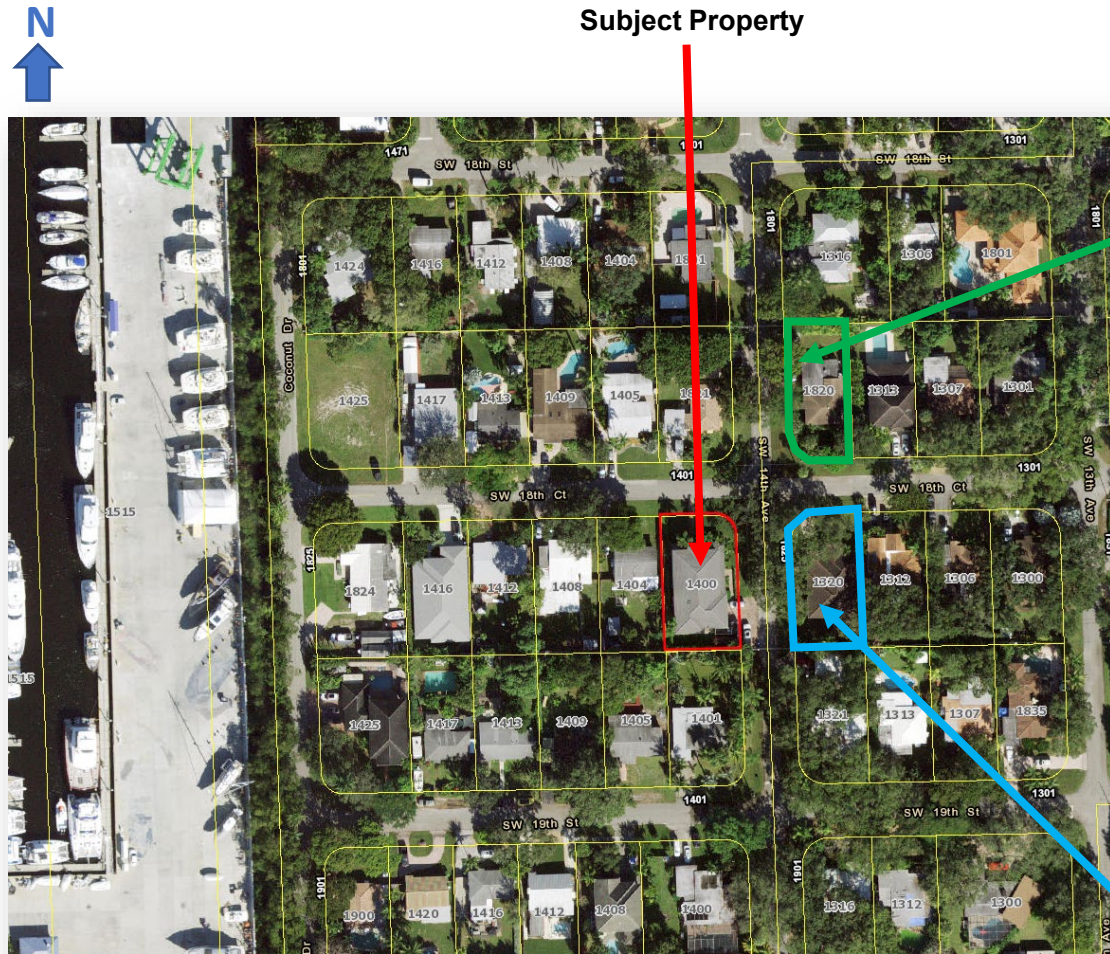


APPROVED 7-0

Neighbor Letters of Support Overview Map



Neighbor Letters of Support Cont.



Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

September 30, 2022

Gazebo Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

I am Rich and Paula Ehmke's neighbor and I support their request to obtain variances for their gazebo located at 1400 SW 18th Court. Thank you very much.

Sincerely,

Mr. Jarrett Hiebert

1820 SW 14th Ave
Fort Lauderdale, Florida
33315

Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

September 23, 2022

RE: Gazebo Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To whom it may concern,

I am a resident of the River Oaks Neighborhood Association. I am a neighbor of the property located at 1400 SW 18th Court. I support the variance request to allow the gazebo to be located in the front yard, to be 244 square feet, to be 14.5 feet tall, to have a full-height wall, and to be less than 25 feet from the front setback.

Sincerely,

Whitney Dutton

1320 SW 18th COURT
FORT LAUDERDALE FL 33315

Neighbor Letters of Support Cont.

Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

September 24, 2022

RE: Gazebo Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To whom it may concern,

I live in the River Oaks Civic Association and am a neighbor of the property located at 1400 SW 18th Court that is seeking a variance for their gazebo. I support the gazebo variance requests brought forth to you by the owners of the property located at 1400 SW 18th Court.

What the Owner of 1400 SW 18th Court has accomplished improves the nature of this community and has an appreciative effect of the value of real estate in this neighborhood. I am not sure why anybody with a clear perspective would object to the improvements that have been done to said property.

Thank you,

Bill Waite



1401 S.W. 19th Street, Ft. Lauderdale, FL 33315

Stephen Scott Stamper
1425 SW 19th Street
Fort Lauderdale, FL 33315

Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

September 23, 2022

Gazebo Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To the Board of Adjustments,

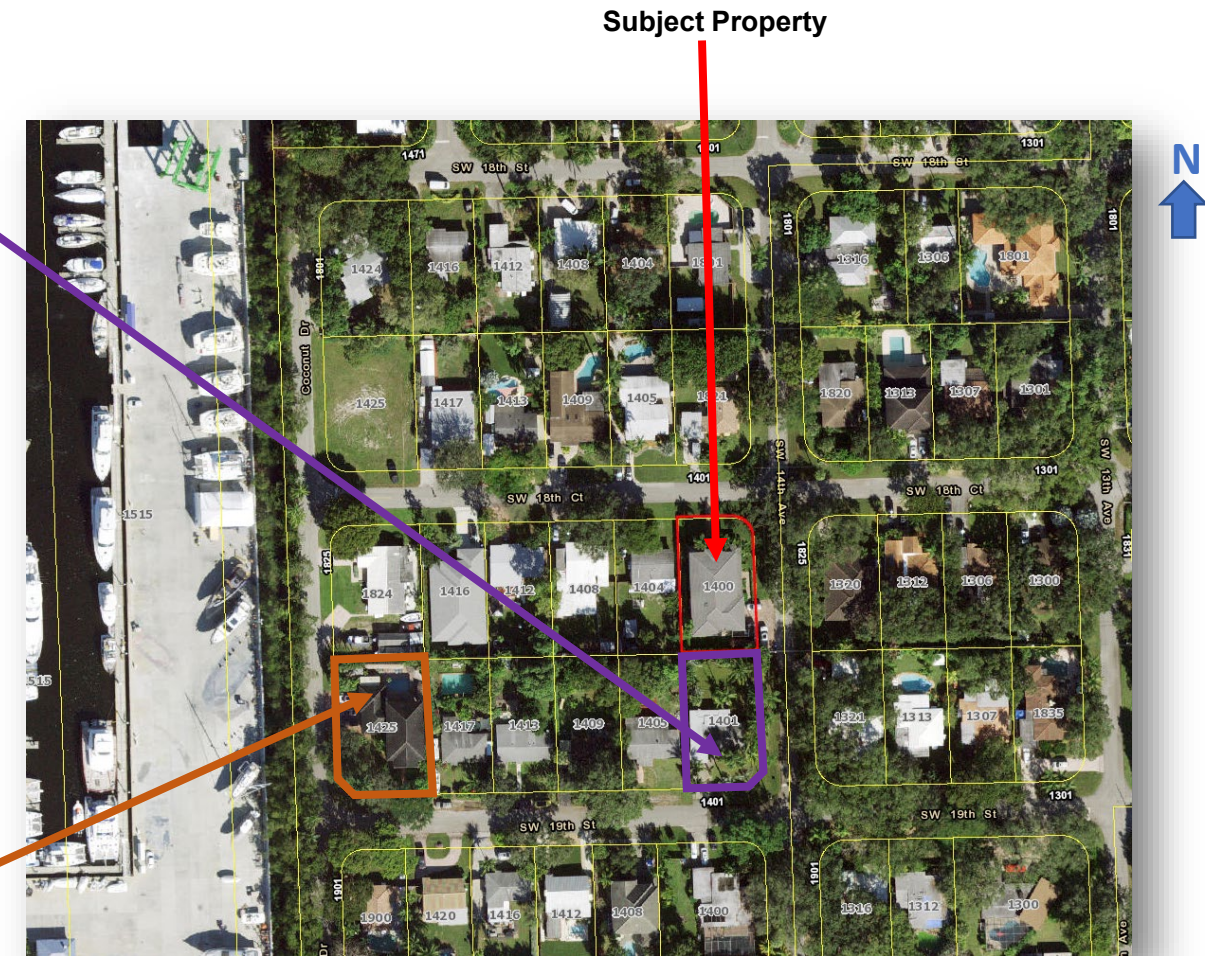
I am a neighbor of the property located at 1400 SW 18th Court. I support the following variance request:

- Allow the gazebo to be located in the front yard,
- Allow the gazebo to be 244 square feet,
- Allow the gazebo to be 14.5 feet tall,
- Allow the gazebo to have a full-height wall and,
- Allow the gazebo to be less than 25 feet from the front setback

Respectfully,



Mr. Scott Stamper



Neighbor Letters of Support Cont.

Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

November 8, 2022

RE: Chickee Hut Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To whom it may concern,

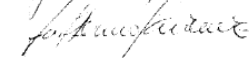
I am writing this letter in support of Paula and Rich Ehmke and their children in support of their tiki hut variance submission. I am a resident of the River Oaks Neighborhood Association. I am a neighbor of the property located at 1400 SW 18th Court. I am in agreement to allow the tiki hut to be located in their side yard on the corner of SW 14th Avenue & SW 18th Court, for 244 square feet, to be 14.5 feet tall, to have a full-height wall, and to be less than 25 feet from the front setback.

Truly one of the nicest properties in our neighborhood and with what they have done, it is really nice and has added home values of everyone who lives here. Thank you for your time and consideration of my opinion.

Sincerely,



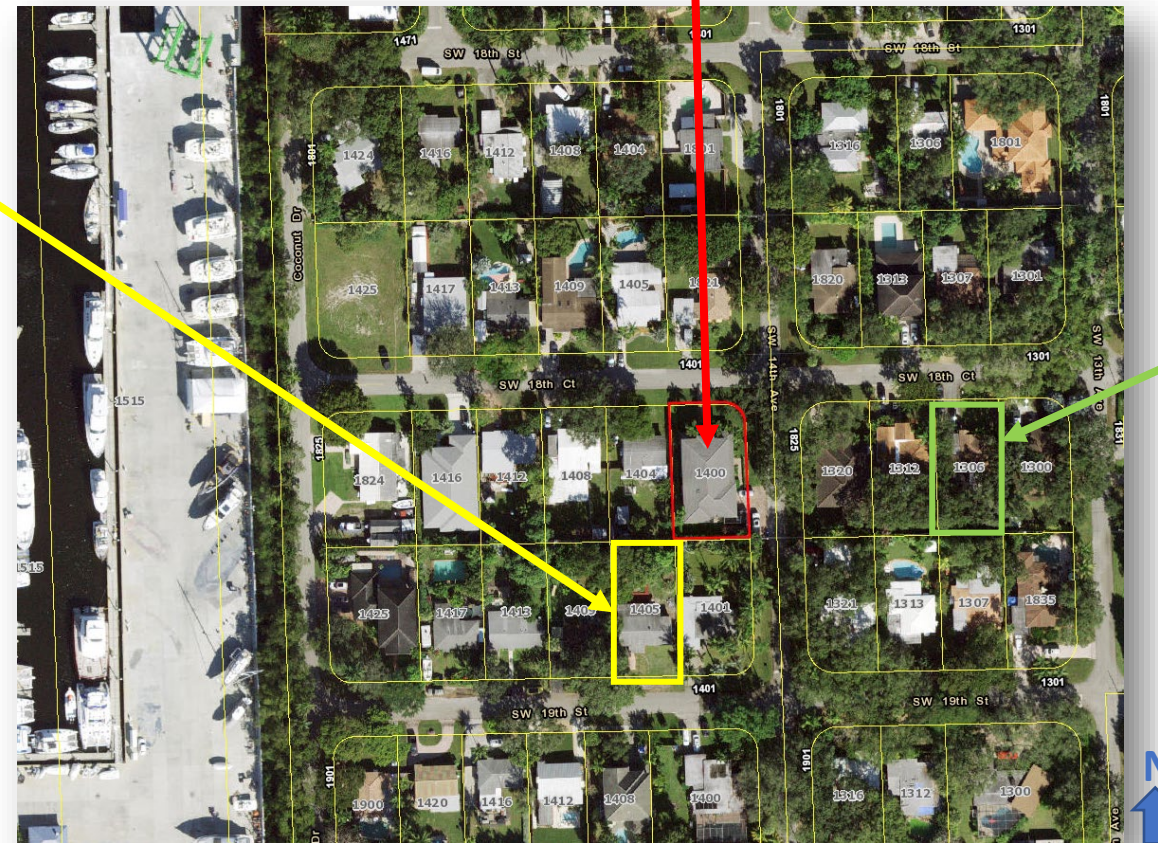
A.J. Overington



Guillermo Martinez

1405 SW 19th Street
Ft. Lauderdale, FL 33315

Subject Property



Board of Adjustments
City of Fort Lauderdale
700 NW 19th Avenue.
Fort Lauderdale FL 33311

November 8, 2022

Regarding Chickee Hut Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To whom it may concern,

My name is Maria Masino, a local resident of the River Oaks Neighborhood Association in Fort Lauderdale. I am a close neighbor of the Ehmke family located at 1400 SW 18th Court.

I unconditionally support the variance request to allow the gazebo to be located in their yard, of 244 square feet, to be 14.5 feet tall, to have a full-height wall, and to be less than 25 feet from the front setback.

This family have done an amazing job with the exterior improvements of their property, including their foliage around the property line, it's family friendly and has absolutely made our neighborhood more attractive with their modifications and additions.

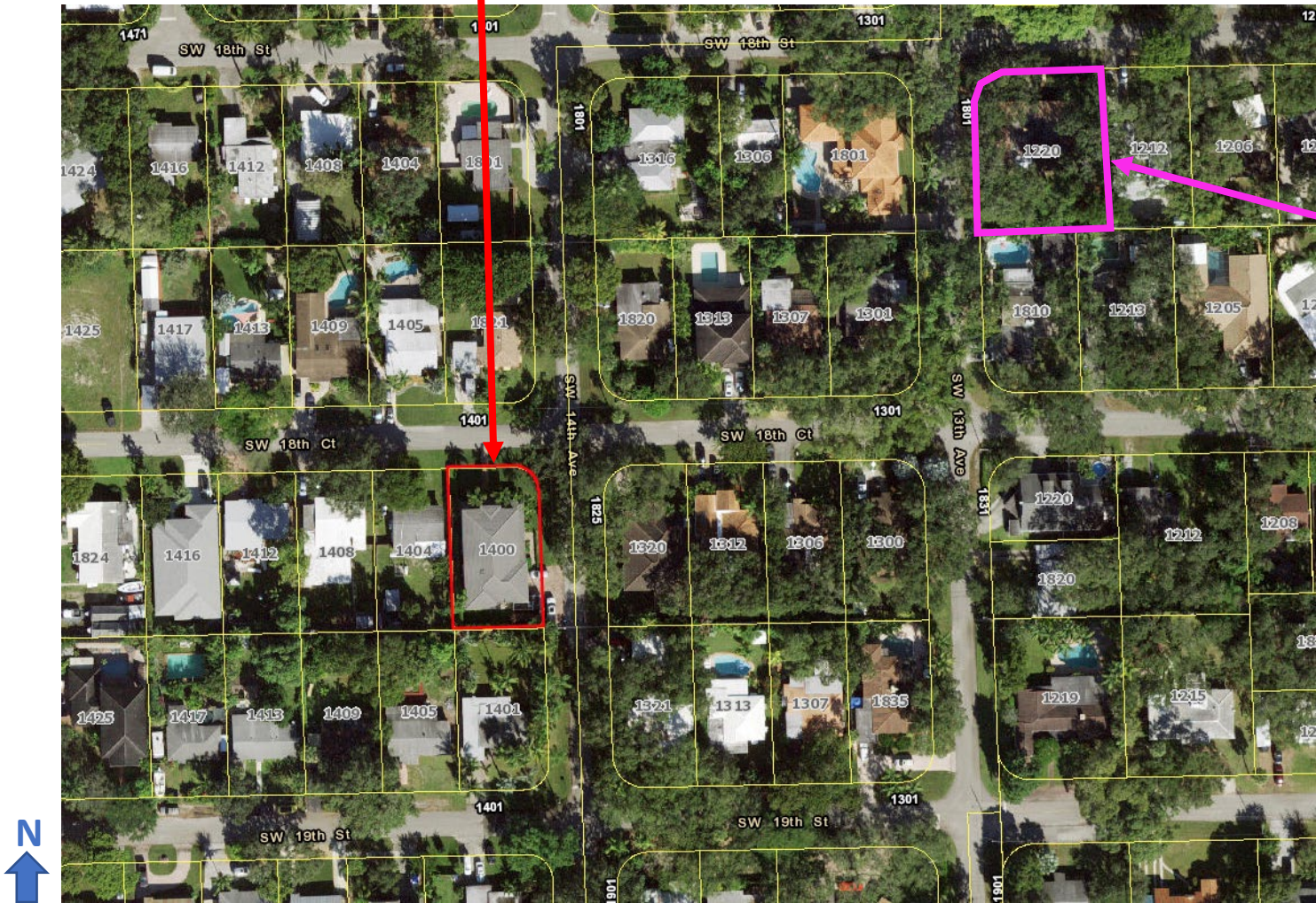
Cordially



Maria Masino
1306 SW 18th Court
Fort Lauderdale, FL 33315

Neighbor Letters of Support Cont.

Subject Property



Regarding Chickee Hut Variance at 1400 SW 18th Court, Fort Lauderdale, Florida 33315

To whom it may concern,

As residents of the River Oaks Neighborhood Association in Fort Lauderdale for the last 23 years, we are delighted to have neighbors like the Ehmke family who live at 1400 SW 18th Court. They are affable, respectful, and good all-around neighbors who take great care of their property. It is obvious from the investment they have made in the beautification of their property and their continued upkeep that they care about the neighborhood.

Therefore, we unconditionally support the variance request to allow the gazebo to be located in their yard, of 244 square feet, to be 14.5 feet tall, to have a full-height wall, and to be less than 25 feet from the front setback.

Cordially,

John & Lauri Oliva
1220 SW 18 Street
Fort Lauderdale, FL 33315

In conclusion, the requested variances meet the variance criteria and impact on adjacent properties is extremely minimal.



Thank you.

TOOTHAKER.ORG

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STRATEGY · PROCUREMENT