



## **BOARD OF ADJUSTMENT MEETING**

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

Wednesday, April 12, 2023  
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.**

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<b>1.</b>	<b>CASE:</b>	<b>PLN-BOA-23020002</b>
	<b>OWNER:</b>	LAS OLAS BY SEABREEZE LP
	<b>AGENT:</b>	JUAN MANUEL DELUTAULT
	<b>ADDRESS:</b>	2915 E LAS OLAS BOULEVARD, FORT LAUDERDALE, FL 33316
	<b>LEGAL DESCRIPTION:</b>	LOT 6 & 7, BLOCK 6, OF SUBDIVISION LAS OLAS BY THE SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	<b>ZONING DISTRICT:</b>	PRD – PLANNED RESORT DEVELOPMENT DISTRICT
	<b>COMMISSION DISTRICT:</b>	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 two hundred eighty-eight (288) feet from one establishment licensed to sell alcoholic beverages and eighty (80) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to two hundred eighty-eight (288) feet, a total reduction of twelve (12) feet and from three hundred (300) feet to eighty (80) feet, a total reduction of two hundred twenty (220) feet, respectively.

**2.**

**CASE:** **PLN-BOA-23020003**

**OWNER:** DYLAN BUSS; ANNA LYDIA DOMI

**AGENT:** JORGE A. HOYOS

**ADDRESS:** 2414 SEA ISLAND DRIVE, FORT LAUDERDALE FL 33301

**LEGAL DESCRIPTION:** LOT 20, SEA ISLAND UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**ZONING DISTRICT:** RS-4.4 – RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

**COMMISSION DISTRICT:** 2

**REQUESTING:** **Sec. 47-19.5.1d - Fences, walls, and hedges.**

- Requesting a variance from the average three (3) foot setback requirements to allow a NEW six (6) foot high fence/gate added TO AN EXISTING FENCE/GATE to be reduced to one (1) foot six (6) inches, a total reduction of one (1) foot six (6) inches.
- Requesting a variance from the average three (3) foot setback requirement to be reduce to zero (0) feet for an existing non-conforming twenty-eight (28) feet long site wall/fence, a total setback reduction of three (3) feet.

**3.**

**CASE:** **PLN-BOA-23030001**

**OWNER:** 831-845 N FEDERAL HIGHWAY LLC

**AGENT:** MICHAEL DIDICAL

**ADDRESS:** 845 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33304

**LEGAL DESCRIPTION:** LOTS 42,43,44, AND 45, BLOCK 252 PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS RIGHT OF WAY. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**ZONING DISTRICT:** RAC-UV - URBAN VILLAGE DISTRICTS

**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 property is two hundred twenty-nine (229) feet and six (6) inches from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two hundred twenty-nine (229) feet and six (6) inches, a total reduction of seventy feet (70) and four (4) inches.

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**4. CASE:** **PLN-BOA-23030002**

**OWNER:** SHP VI/HOLDEN FORT LAUDERDALE LLC

**AGENT:** ANDREW J. SCHEIN, ESQ./LOCHRIE & CHAKAS P. A

**ADDRESS:** 1290 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33304

**LEGAL DESCRIPTION:** A PORTION OF PARCEL "A", THE MAROONE CHERLOT PLAT, AS RECORDED IN PLAT BOOK 164 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD. (SEE SURVEY)

**ZONING DISTRICT:** B-1 – BOULVEARD BUSINESS

**COMMISSION DISTRICT:** 2

**REQUESTING:** **Sec. 47-19.2. Z.1 - Roof mounted structures.**

- Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- five (5) feet four (4) inches to twelve (12) feet, to serve as adequate mechanical equipment screening in lieu of the requirements of Section 47-19.2. Z.1 of the ULDR, which requires that the rooftop mechanical equipment be at least six (6)

inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of five (5) feet four (4) inches.

**Sec. 47-25.3. A.3.b.iii - Screening of rooftop mechanical equipment**

- Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- five (5) feet four (4) inches to twelve (12) feet to serve as adequate mechanical equipment screening in lieu of the requirements of Section 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of five (5) feet four (4) inches.

**V. COMMUNICATION TO THE CITY COMMISSION**

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

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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.**