

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.**

1. CASE:	PLN-BOA-23020002
OWNER:	LAS OLAS BY SEABREEZE LP
AGENT:	JUAN MANUEL DELUTAULT
ADDRESS:	2915 E LAS OLAS BOULEVARD, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	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)
ZONING DISTRICT:	PRD – PLANNED RESORT DEVELOPMENT DISTRICT
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 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.

Motion to approve passed 5-0.

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.

Motion to approve both variance requests passed 5-0.

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.

Motion to table the item to the next agenda passed 5-0.

4. CASE: **PLN-BOA-23030002**
OWNER: SHP VI/HOLDEN FORT LAUDERDALE LLC
AGENT: ANDREW J. SCHEIN, ESQ./LOCHRIE &

ADDRESS:

CHAKAS P. A
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.

Motion to approve both variance requests passed 5-0.

V. **COMMUNICATION TO THE CITY COMMISSION**

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