



CITY OF FORT LAUDERDALE

**BOARD OF ADJUSTMENT MEETING  
CITY OF FORT LAUDERDALE  
CITY HALL COMMISSION CHAMBERS  
JANUARY 11, 2023 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 6/2022 through 5/2023</b>	
		<b>Present</b>	<b>Absent</b>
Blaise McGinley, Chair	P	6	1
Howard Elfman, Vice Chair	A	6	1
Bill Kent	P	2	1
Chadwick Maxey	P	6	1
Douglas Meade	A	5	2
Howard Nelson	P	7	0
Robert Wolfe	P	6	1

**Staff**

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

**Communication to the City Commission**

**Motion** made by Mr. Maxey, seconded by Mr. Nelson, to request the City Commission fully appoint the Board's members and alternates. In a voice vote, motion passed unanimously.



CITY OF FORT LAUDERDALE

**DRAFT MINUTES**  
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	<b><u>Case Number</u></b>	<b><u>Owner/Agent</u></b>	<b><u>District</u></b>	<b><u>Page</u></b>
1.	<b>PLN-BOA-22070001</b>	Lennar Homes, LLC/Deena Gray, Esq.	<b>4</b>	<b><u>2</u></b>
2.	<b>PLN-BOA-22120002</b>	Woltkamp, Eric W and Coffey, Patrick, et al./ Andrew J. Schein, Esq.	<b>2</b>	<b><u>4</u></b>
3.	<b>PLN-BOA-22120003</b>	13 <sup>th</sup> St Venture LLC/ Stephanie Toothaker, Esq.	<b>1</b>	<b><u>3</u></b>
		Communication to the City Commission		<b><u>6</u></b>
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		Other Items and Board Discussion		<b><u>6</u></b>

**I. Call to Order**

The meeting was called to order at 6:00 p.m. Roll was called and a quorum was determined to be present.

**II. Approval of Minutes – December 14, 2022**

**Motion** made by Mr. Nelson, seconded by Mr. Wolfe to approve the Board's December 14, 2022 minutes. In a voice 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.	<a href="#">Index</a>
<b>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 20 <sup>TH</sup> 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" 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  
4

**COMMISSION  
DISTRICT:  
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 December 14,  
2022 Agenda.**

Chair Nelson recused himself from this item and the Board lost its quorum.

Elizabeth Somerstein Adler, the applicant's attorney, acknowledged the lack of a quorum and requested a deferral to the next meeting.

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<b>CASE:</b>	<b>PLN-BOA-22120003</b>
<b>OWNER:</b>	13TH ST VENTURE LLC
<b>AGENT:</b>	Stephanie Toothaker, Esq.
<b>ADDRESS:</b>	1101 NE 13 STREET, FORT LAUDERDALE FL, 33304
<b>LEGAL DESCRIPTION:</b>	THE WEST 20 FEET OF LOT 4, LESS THE SOUTH 10 FEET, AND LOT 5, LESS THE SOUTH 10 FEET, IN BLOCK 3, OF HOLIDAY HEIGHTS, ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLOT BOOK 27 AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (See Survey).

**ZONING DISTRICT:**

B-3 - HEAVY COMMERCIAL/LIGHT  
INDUSTRIAL BUSINESS

**COMMISSION  
DISTRICT:**

1

**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 one hundred (100) feet from one establishment licensed to sell alcoholic beverages and two-hundred fifteen (215) feet from another establishment licensed to sell alcoholic beverages. The special exception reduces the distance from three hundred (300) feet to one hundred (100) feet, a total reduction of two hundred (200) feet and from three hundred (300) feet to two hundred fifteen (215) feet, a total reduction of eighty-five (85) feet, respectively.

Estefania Mayorga, attorney, waived the statutory time limitations and requested a deferral.

**Motion** made by Mr. Wolfe, seconded by Mr. Nelson to defer the item. In a voice, motion passed 5-0.

**2.**

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**CASE:**

**PLN-BOA-22120002**

**OWNER:**

WOLTKAMP, ERIC W COFFEY, PATRICK ET  
AL.

**AGENT:**

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

**ADDRESS:**

725 NE 16 TERRACE, FORT LAUDERDALE FL,  
33304

**LEGAL  
DESCRIPTION:**

LOT 5, BLOCK 4, MACARTHUR PARK,  
ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 19, PAGE 31, OF  
THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA. (See Survey).

**ZONING DISTRICT:** RCS -15 - RESIDENTIAL SINGLE FAMILY/  
MEDIUM DENSITY  
**COMMISSION** 2  
**DISTRICT:**  
**REQUESTING:** **Sec. 47-5.33. - Table of dimensional requirements  
for the RC-15 and RCs-15 districts. (Note A)**

- Requesting a variance to reduce the minimum 5 feet north side yard setback to 0 feet, a reduction of 5 feet to allow an existing shade carport (See Survey) to be converted into an enclosed garage.
- A variance from the 25 feet minimum front yard requirements of Section 47-5.33 Table of Dimensional Requirements to allow an existing non-conforming structure to remain at a front yard setback of 20 feet if it loses its legal nonconformity, measured a total maximum variance request of 5 feet.

Andrew Schein, attorney, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. He stated they had several letters of support from neighbors and had received no letters of objection.

Patrick Coffey, owner, confirmed they wished the enclosed space for typical garage storage uses.

Mr. Mohammed explained there was a Florida Building Code issue with the property line and the fire rating needed to be done. This would create additional requirements during the permitting/inspection process.

Chair McGinley opened the public hearing. There being no 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.

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

Approve the variance requests because they meet the criteria for a variance. In a roll call vote, motion **passed** 5-0.

**Communication to the City Commission**

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Mr. Maxey noted that the Board was without alternates.

**Motion** made by Mr. Maxey, seconded by Mr. Nelson, to request the City Commission fully appoint the Board's members and alternates. In a voice vote, motion passed unanimously.

**Report and for the Good of the City**

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None

**Other Items and Board Discussion**

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None

There being no further business to come before the Board, the meeting adjourned at 6:22 p.m.

Chair:

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Attest:

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ProtoType Inc.

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