



# BOARD OF ADJUSTMENT MEETING

City Commission Chambers  
City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

Wednesday, January 10, 2018

6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

## AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

- 1. **CASE:** B17039
- OWNER:** 1233 Corp. Inc
- AGENT:** Long Law, P.A – Keith E. Long, Esq.
- ADDRESS:** 1229 E Las Olas Boulevard
- LEGAL DESCRIPTION:** COLEE HAMMOCK 1-17 B THE W 24.2 OF E 42.9 OF S 60 OF PAR OF LAND DESC IN OR 423/50 LESS W 14.2 THERE OF & LESS S 10 FOR R/W AKA:POR LOT 13 & 14 BLK 26 OF COLEE HAMMOCK;DESIGNATED AS W 10 OF PAR 2,LESS S 10 FOR R/W BLK 26
- ZONING:** B-1
- COMMISSION DISTRICT:** 4
- APPLICATION:**
  - Sec. 47-24.12. - Variances, special exceptions and interpretation of Unified Land Development Regulations.**
  - Requesting a Temporary Nonconforming Use Permit for the sale of Alcoholic Beverages which states:
  - Criteria—Temporary nonconforming use permit.* A temporary nonconforming use permit may be granted upon demonstration by a preponderance of the evidence of the following criteria:
    - a. Granting of the temporary nonconforming use permit shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

(Deferred from December 13, 2017 meeting)

2.     **CASE:**                     **B17040**
- OWNER:**                   1501 NW 49 STREET 33309 LLC
- AGENT:**                   Mesa Brothers/ Raul Mesa
- ADDRESS:**                1501 NW 49 STREET
- LEGAL DESCRIPTION:**    COMMERCE PARK 112-18 B PT OF TRACT B DESC'D AS, COMM AT NE COR OF SAID SUB, SLY 267.14 TO POB, SLY 242.36, SWLY 36.80, WLY 382.56, NWLY 28.77, NWLY 211.62, NWLY 2.07, NELY 74.45, NE & NLY 41.46, ELY 469.58 TO POB
- ZONING:**                    AIP
- COMMISSION DISTRICT:**  1
- APPEALING:**            **Section 47-22.4.C.9 (Maximum number if signs at one location and special requirements in zoning districts)**  
       Requesting a variance to allow two additional business identification signs on the main building for a total of three identification signs where the code states that there shall be no ground signs other than a single one facing a public street announcing the name and/or insignia of the business building or establishment location on the same lot or plot. One additional identification sign may be attached to the building to announce the name and/or insignia of the business.

**V.     COMMUNICATION TO THE CITY COMMISSION**

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

**VII.   Open floor for sign ordinance updates and sign notice requirements.**

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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.**