



## BOARD OF ADJUSTMENT MEETING

City Commission Chambers  
City Hall  
100 N Andrews Avenue Fort Lauderdale, FL 33301  
Wednesday, January 09, 2019  
6:30 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:

- 
1. **CASE:** B18023
- OWNER:** SELF DIRECTED IRA SERVICES INC; JULIETA A HORNER IRA 201315701
- AGENTT:** Juliet A. Horner
- ADDRESS:** 1041 NE 9 Ave
- LEGAL DESCRIPTION:** PROGRESSO 2-18 D LOT 4,5 BLK 178
- ZONING DISTRICT:** RMM-25
- COMMISSION DISTRICT:** 2
- APPEALING:** Section 47-5.36 – Table of Dimensional Requirements  
Requesting a variance to allow an "After the Fact" enclosed carport, converted into habitable living space/storage, to be located twenty (20) feet from the east front property line where the code requires a minimum of twenty-five (25) feet, a reduction of five (5) feet.
- Deferred from the December 12, 2018 Agenda**
- 
2. **CASE:** B18017
- OWNER:** OAKLAND CORNER CENTER LLC
- AGENTT:** Stephanie J. Toothaker
- ADDRESS:** 3040 N Federal Hwy.
- LEGAL DESCRIPTION:** CORAL CORNER SHOPPING CENTER 34-17 B LOTS 19 THRU 22
- ZONING DISTRICT:** B1
- COMMISSION DISTRICT:** 4

**APPEALING:**

Section 47-22.3. - General regulations. -- *O. Shopping center or strip store signs.* Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travel ways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.

**REQUESTING:**

Requesting a variance to allow each new, flat wall sign for each business, which will generally be centered along the width of each leased unit, to exceed the code requirement that "No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store" as well as a variance to install three of the flat wall signs a short distance from the building's roofline where the code requires flat wall signs be located at "dedicated ground floor entrance for upper level tenants where the structure exceeds one (1) level." The top of the proposed sign will be close to roof level at 22 feet 10 inches above grade, as per proposed plans

3.

**CASE:**

**B19001**

**OWNER:**

Barkan Investments LLC

**AGENT:**

Saul Ewing, Arnstein & Lehr

**ADDRESS:**

702-704-706 NE 1<sup>st</sup> Ave.

**LEGAL DESCRIPTION:**

PROGRESSO 2-18 D LOT 11,12,13,S1/2 OF 14 BLK 288

**ZONING DISTRICT:**

RAC-UV

**COMMISSION DISTRICT:**

2

**REQUESTING:**

Section 47-24.12.A.6  
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.

Requesting to allow the sale of alcohol at a distance of 38.5 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. This special exception results in a reduction of 261.5 feet from the required 300 feet.

**V. COMMUNICATION TO THE CITY COMMISSION**

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

**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.**