



**BOARD OF ADJUSTMENT MEETING  
CITY OF FORT LAUDERDALE  
SEPTEMBER 11, 2019 – 6:30 P.M.  
CITY HALL CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

CITY OF FORT LAUDERDALE

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 6/2019 through 5/2020</b>	
		<b>Present</b>	<b>Absent</b>
Douglas Reynolds, Chair	P	3	0
Howard Nelson, Vice Chair	P	3	0
Eugenia Ellis	P	3	0
Blaise McGinley	P	3	0
Patrick McTigue	P	2	1
S. Carey Villeneuve	P	1	2
Chadwick Maxey	A	2	1
<b>Alternates</b>			
Chip Falkanger	A	3	0
Shelley Eichner	A	3	0
Tim Bascombe	A	2	1

**Staff**

D' Wayne Spence, Assistant City Attorney  
 Mohammed Malik, Zoning Administrator  
 Burt Ford, Zoning Chief  
 Chakila Crawford-Williams, Administrative Assistant  
 Brigitte Chiappetta, Prototype, Inc.

**Communication to the City Commission**

None

**Purpose: Section 47-33.1.**

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.

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Board members disclosed communications they had and site visits made regarding items on the agenda.

**All individuals wishing to speak on the matters listed on tonight’s agenda were sworn in.**

**I. Call to Order**

The meeting was called to order at 6:30 p.m. Roll was called and a quorum determined to be present.

**II. Approval of Minutes – July 2019**

**Motion** made by Mr. Nelson, seconded by Mr. Villeneuve to approve the Board’s July 2019 minutes. In a voice vote, motion passed unanimously.

**III. Public Sign-In / Swearing-In**

Anyone planning to testify was sworn in.

**IV. Agenda Items**

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**CASE:** B19017

**OWNER:** KEYSTONE-FLORIDA PROPERTY HOLD

**AGENT:** CRUSH LAW, P.A., JASON CRUSH

**ADDRESS:** 2598 E. SUNRISE BLVD., FORT LAUDERDALE, FLORIDA 33304

**LEGAL DESCRIPTION:** SUNRISE 28-42 B SUNRISE CENTER TRACT PT TR B DESC AS, S 230 OF N 298 OF W 162 OF E 169 AKA: SAKS FIFTH AVENUE

**ZONING DISTRICT:** B-1

**COMMISSION DISTRICT:** 1

**REQUESTING:** Sec. 47-22 – Sign Requirements.



Applicant proposes to allow up to five tenants to place flat signs on the north (Sign 1) and east (Sign 2) facades of their building and a flat sign for building identification on the northeast corner of the building (Sign 3). Each tenant will have two signs that are proposed to be displayed in consolidated LED sign faces, one located on each building facade. Pursuant to Section 47-22.3. On each store, office or place of business shall be permitted no more than 1 flat sign unless facing two street fronts or vehicle travel ways in which case one flat sign on each street is permitted with an aggregate area of 300 square feet. Additionally, only ground floor tenants of tenants with dedicated ground floor entrances are permitted to have a flat sign. The variances would:

- Vary from the limitation that only allows ground floor tenants of tenants with dedicated ground floor entrances to have to flat sign to allow other tenants to display on the consolidated flat sign as their flat sign. (Signs 1 and 2)
- Vary from the limitation on the number of permitted flat signs to allow all tenants, regardless location in the mall, to display on the consolidated flat sign on both facades. (Signs 1 and 2)
- Vary from the maximum aggregate area of the sign face from 300 square feet to 432 square feet. (Signs 1 and 2)
- Vary from the limitation on a sign being permitted at a height no greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store. (Signs 1,2, and 3).

Courtney Crush, attorney for the owner, requested a deferral to the Board's October 9, 2019 meeting.

**Motion** made by Mr. Nelson, seconded by Mr. Villeneuve to defer the case to the Board's October 9 meeting. In voice vote, motion passed unanimously.

Mr. Spence noted that the deferral would act as a toll on the time for the Board to act on the application.

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**CASE:** B19021  
**OWNER:** Marietta Eisgrou & Neal Brett Eisgrou  
**AGENT:** N/A  
**ADDRESS:** 808 SW 17 STREET, FORT LAUDERDALE, FLORIDA 33315  
**LEGAL DESCRIPTION:** PINEHURST REV PL OF PORTIONS 15-50 B PT OF TR 2-A  
F/P/A LOT 3 LESS E 5, LOT 4 E 14 BLK 2 PINEHURST  
**ZONING DISTRICT:** RS-8  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** Sec. 47-5.31- Table of Dimensional Requirements

Applicant is requesting a variance to reduce the required front yard by one (1) foot from the required 25 feet front yard to 24 feet in order to enclose a non-conforming carport that encroaches into the front yard.

Neal Brett, owner, said he had encroached into the setback when he enclosed the front porch and enclosed/extended the car port. He said he had done a lot of the work himself, with a permit, and had made an error in measuring. He stated the spot check was not done until the building was completed.

Chair Reynolds opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Reynolds closed the public hearing and brought the discussion back to the Board.

Mr. Nelson stated the variance would apply only to this structure.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to approve the variance request because the hardship, while not entirely self-imposed, was understandable in the construction process as it is set up, so a hardship does exist with respect to having to tear down the building for two wall footers that come out seven or eight inches into the front yard. This is the minimum variance necessary and within character of the code. The variance relates only to this specific structure. In a roll call vote, motion passed 6-0.

**Communication to the City Commission**

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None

**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 6:40 pm.

Chair:



A handwritten signature in black ink, appearing to be '19' followed by a stylized name. The '19' is circled. The signature is written over a horizontal line.

Attest:



A handwritten signature in black ink that reads 'Suzette Chiappetta'. The signature is written over a horizontal line.

ProtoType Inc.

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