



**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS
FEBRUARY 8, 2023 – 6:00 P.M.**

CITY OF FORT LAUDERDALE

Board Members	Attendance	Cumulative Attendance 6/2022 through 5/2023	
		Present	Absent
Blaise McGinley, Chair	P	7	1
Howard Elfman, Vice Chair	P	7	1
Bill Kent	P	3	1
Chadwick Maxey	P	7	1
Douglas Meade	A	5	3
Howard Nelson	P	8	0
Robert Wolfe	P	7	1
 <u>Alternate</u>			
Fred Stresau	P	1	0

Staff

Shari Wallen, Assistant City Attorney
 Rhonda Hasan, Assistant City Attorney
 Chakila Crawford, Senior Administrative Assistant
 Jazmine Eveillard, Administrative Assistant
 Mohammed Malik, Zoning Administrator
 James Hollingsworth, Zoning Plan Examiner
 Burt Ford, Zoning Chief
 Jamie Opperee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

Index

	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA- 22070001	Lennar Homes, LLC/Deena Gray, Esq.	4	<u>2</u>
2.	PLN-BOA- 22120003	13 th St Venture LLC/ Stephanie Toothaker, Esq.	1	<u>3</u>
3.	PLN-BOA- 23010004	TT of Pompano Inc.; Stephen Terry/ Ashley Pegram	1	<u>4</u>
		Communication to the City Commission		<u>7</u>
		For the Good of the City		<u>7</u>
		Other Items and Board Discussion		<u>7</u>

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.

[Index](#)

CASE:	PLN-BOA-22070001
OWNER:	LENNAR HOMES, LLC
AGENT:	GREENSPOON MARDER LLP/DEENA GRAY, ESQ
ADDRESS:	SW 20 TH AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	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

ZONING DISTRICT: OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 8,712 SQUARE FEET OR 0.20 ACRES, MORE OR LESS. BUILDING 9
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 January 11, 2023, BOA meeting Agenda.

Chair Nelson recused himself from this item.

Note: Mr. Mele was sworn in after his presentation.

Dennis Mele, the applicant's representative, provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

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. Wolfe, seconded by Mr. Elfman to:
Approve the variance request based on the applicant's testimony and because it meets the criteria for a variance. In a roll call vote, motion **passed** 6-0 with Mr. Nelson abstaining.

2.

[Index](#)

CASE:	PLN-BOA-22120003
OWNER:	13TH ST VENTURE LLC
AGENT:	Stephanie Toothaker, Esq.
ADDRESS:	1101 NE 13 STREET, FORT LAUDERDALE FL, 33304
LEGAL DESCRIPTION:	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

1

DISTRICT:

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.

This case was Deferred from the January 11, 2023, BOA meeting Agenda.

Estefania Mayorga, attorney, requested a deferral to the Boad's April meeting.

Motion made by Mr. Nelson, seconded by Mr. Wolfe to defer the item to the Boad's April meeting. In a voice, motion passed 7-0.

3.

[Index](#)

CASE: PLN-BOA-23010004

OWNER: TT OF POMPANO INC; STEPHEN TERRY

AGENT: ASHLEY PEGRAM

ADDRESS: 6606 N ANDREWS AVENUE; N ANDREWS AVENUE,
FORT LAUDERDALE FL, 33309

LEGAL DESCRIPTION: **PARCEL 1:** RUN THENCE SOUTH 89'29'38 EAST, ALONG THE SOUTH BOUNDARY OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 10. TOGETHER WITH: A NON-EXCLUSIVE 20' UTILITY EASEMENT AS CREATED BY THAT CERTAIN EASEMENT RECORDED FEBRUARY 9, 1998, IN OFFICIAL RECORDS BOOK 27676, PAGE 968, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY,

FLORIDA, AND CONTAINING 109,336 SQUARE FEET OR 2.5100 ACRES, MORE OR LESS. **PARCEL 3:** A DISTANCE OF 171.76 FEET; THENCE NORTH 89°29'38 WEST, A DISTANCE OF 210.73 FEET; THENCE SOUTH 00°30'22" WEST, A DISTANCE OF 1.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'22" WEST, A DISTANCE OF 356.43 FEET. TOGETHER WITH: ACCESS EASEMENT RIGHTS CONTAINED IN THAT EASEMENT IN FAVOR OF BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 8019, PAGE 281. OF THE PUBLIC RECORDS OF BROWARD COUNTY. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 39,711 SQUARE FEET OR 0.9116 ACRES, MORE OF LESS. **PARCEL 2:** TOGETHER WITH: EASEMENTS AS CREATED BY THAT CERTAIN GRANT OF EASEMENTS AGREEMENT FILED AUGUST 9, 1984 IN OFFICIAL RECORDS BOOK 11921, AT PAGE 829, AS AMENDED BY FIRST AMERICAN FILED FEBRUARY 9, 1998 IN OFFICIAL RECORDS BOOK 27676, AT PAGE 896, AND AS CREATED BY EASEMENT AGREEMENT FILED AUGUST 19, 1994 IN OFFICIAL RECORDS BOOK 22520, AT PAGE 558 AND AS CREATED BY EASEMENTS FILED FEBRUARY 9, 1998 IN OFFICIAL RECORDS BOOK 27676, AT PAGE 944 AND IN OFFICIAL RECORDS BOOK 27676, AT PAGE 968 FOR THE PURPOSES AS STATED THEREIN, OVER AND ACROSS THE LANDS AS STATED THEREIN, SUBJECT TO THE TERMS AND CONDITIONS AND PROVISIONS THEREOF. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 134,827 SQUARE FEET OR 3.0952 ACRES, MORE OF LESS. (SEE SURVEY)

ZONING DISTRICT:

B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL
BUSINESS

**COMMISSION
DISTRICT:**

1

REQUESTING:

Sec. 47-22.4. A.1. -Maximum number of signs at one location and special requirements in zoning districts.

- Requesting a variance to allow five (5) additional freestanding and wall mounted signs (Signs 1(N01), 4(N14), 5 (N15), 6(N16) and 7(N10), whereas the code states that where there are two (2) streets and two (2) vehicle travel ways the maximum number of signs allowed can be four (4), but no more than one (1) being a freestanding sign. This variance would allow a total of five (5) additional signs.

Sec. 47-22.3. G. -Ground sign

- Requesting a variance for a double-sided ground sign (sign 1 (N01)) at a height of ten (10) feet with a six (6) foot four (4) inch sign and a three (3) foot eight (8) inch base, whereas the code states such signs may not exceed five (5) feet in height and may not be installed in such a manner that a total height of eight (8) feet above natural grade is exceeded, a total variance height request of two (2) feet of which one (1) foot four (4) inches for the sign and eight (8) inches for the base.

Sec. 47-22.3. E. - On-site directional signs.

- Requesting a variance for an existing onsite directional sign (Sign 2 (N11) from 9 feet 6 inches in height where the code permits 4 feet, a difference of 5 feet 6 inches and the total area of 115.58 Square feet where the code permits an area of 8 square feet, a total variance request for 107.58 square feet.
- Requesting a variance for an existing onsite directional sign (Sign 3 (N12) from 9 feet in height where the code permits 4 feet, a difference of 5 feet and the total area of 81.00 Square feet where the code permits an area of 8 square feet, a total variance request for 73.00 square feet.

Ashley Pegram provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Nelson said they were requesting nothing that had not been on the property when it was occupied by Jaguar for decades.

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 three variance requests because they meet the criteria for a variance and are a reasonable accommodation to provide access to a difficult to access site. In a roll call vote, motion **passed** 7-0.

Communication to the City Commission [Index](#)

None

Report and for the Good of the City [Index](#)

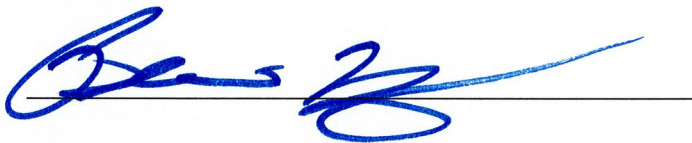
None

Other Items and Board Discussion [Index](#)

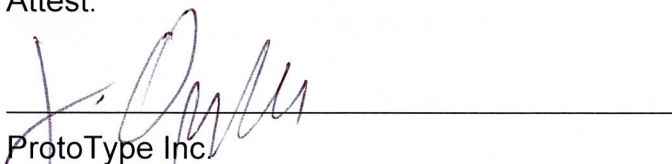
None

There being no further business to come before the Board, the meeting adjourned at 6:21 p.m.

Chair:



Attest:



ProtoType Inc.

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

SIGN LEGEND

Signs requiring a variance (9)

Sign 1 (N01) - Ground sign
(parcel 9210270040)

Sign 2 (N11) - Directional sign
(parcel 9210270070)

Sign 3 (N12) - Directional sign
(parcel 9210270070)

Sign 4 (N14) - Wall sign
(parcel 9210270070)

Sign 5 (N15) - Ground sign
(parcel 92102700700)

Sign 6 (N16) - Wall sign
(parcel 9210270020)

Sign 7 (N10) - Wall sign
(parcel 9210270020)

Signs permitted by right (4)

Sign 8 (N02/N03) - Wall sign
(parcel 9210270020)

Sign 9 (N04/N05) - Wall sign
(parcel 9210270020)

Sign 10 (N06) - Wall sign
(parcel 9210270020)

Sign 11 (N07/N08) - Wall sign
(parcel 9210270020)



N01

M65-OSTD 2019 Double Faced Illuminated Ground Sign - 10' 0" OAH

Sign to be setback 7' from property line

Proposed



Existing



DIMENSIONS TO BE FIELD VERIFIED

N11 Directional sign - 9'-0" h x 12'-2" w (115.58 Sq Ft)

N12 Directional sign - 9'-0" h x 9'-0" w (81.0 Sq Ft)

Proposed



Existing



N11 & N12 - 12' 2019 NON-SLUM LOGO
Scale 1:10' = 1" = 0'

DIMENSIONS TO BE FIELD VERIFIED

N14

9" 2019 Non-Illum Logo - 9"h x 1' 6-1/4"w (1.14 Sq Ft)

Non-Illum Blue Pin Letters "SUBARU" - 3' 10-3/8" OAL (1.93 Sq Ft)

Proposed



Existing



DIMENSIONS TO BE FIELD VERIFIED

N15

M24 Single Faced Illuminated Ground Sign

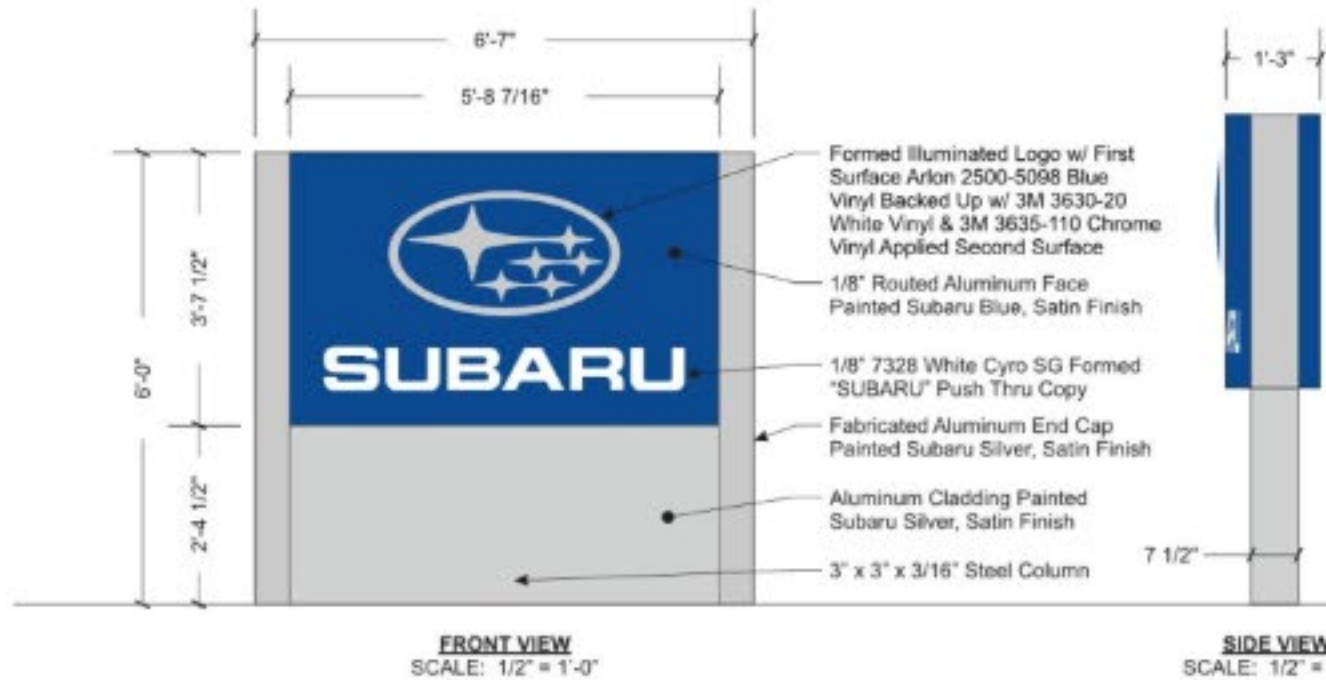
- 6' 0"oah x 6' 7"oal (24 SF)

Existing

Proposed



Sign Rendered Proportional to Photo



N16

Custom Non-Illuminated Wall Directional Sign - 4' 0" h x 6' 0" w (24 Sq Ft)

Existing

Proposed



DIMENSIONS TO BE FIELD VERIFIED

Signs permitted by right

- N02 74" 2019 Burn Logo - 74" h x 12" 6-5/8" w (77.4 Sq Ft)
- N03 24" 2019 Burn Blue Channel Letters "SUBARU" - 15' 5-1/8" OAL (30.85 Sq Ft)
- N04 53" 2019 Burn Logo - 53" h x 9' 0" w (39.8 Sq Ft)
- N05 36" 2019 Burn Blue Channel Letters "SUBARU" - 23' 1-3/4" OAL (69.4 Sq Ft)
- N06 24" Burn Blue Channel Letters "NORTH FORT LAUDERDALE" - 5' 5" OAH x 31' 4-1/2" OAL (62.75 Sq Ft)
- N07 53" 2019 Burn Logo - 53" h x 9' 0" w (39.8 Sq Ft)
- N08 36" 2019 Burn Blue Channel Letters "SUBARU" - 23' 1-3/4" OAL (69.4 Sq Ft)



NOTE: Interior wireways &/or exterior parapet raceways are an extra cost where applicable to conceal or otherwise house letter to letter wiring & power supplies for illuminated letters &/or logos.

DESIGN SPECIFICATIONS	
Architectural Signage Specifications	
SCALE:	1" = 8'-0" (Architectural)
ACI:	310-54 (Architectural Signage)
ANSI/ISO:	310-54 (Architectural Signage)
DESIGN LOADS	
Wind:	0 - 110 mph
Seismic:	C
Rail Car:	II

ALL SIGNS RENDERED PROPORTIONALLY TO THE ELEVATIONS

 PHILADELPHIASIGN <small>BRINGING THE WORLD'S BRANDS TO LIFE</small>	FIRM: Subaru ADDRESS: SUB403468 N. Ft Lauderdale Subaru 6606 N. Andrews Ave Fort Lauderdale, FL 33309	DWG BY: ZAS DATE: 04.11.22 DWG NUM: B100664 SHEET: 4	DATE: 04.29.22 06.13.22 09.29.22 REVISION: Revised Outline 1-2 Revised N10, N12, N13, N19 / Change N18 to M10A / Delete N20 Revised as noted	SUBARU Retailer Executive Manager Signature: _____
	© 2022 PHILADELPHIASIGN, INC. • 800.378.1111 • 2022 • 1-781-861-1488 • P.O. BOX 521-2041 • W22: http://www.philadelphiasign.com			