

# AGENDA RESULTS

## CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, NOVEMBER 13, 2013

**PLACE OF MEETING:** City Hall  
City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 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.

- Introduction and Roll Call
- Approval of the October 9, 2013 Minutes
- Public Sign-In/Swearing-in

1. APPEAL NO. 13-20

**APPLICANT:** Charles E. Falk, Sr.  
**AGENT:** Edwin J. Stacker, Esq., Mastriana & Christiansen, P.A.  
**LEGAL:** PORTO VENEZIA CONDO UNIT PH1 (AKA PH W)  
**ZONING:** RMM-25 (Residential Mid-Rise Multifamily/Medium High Density District)  
**STREET:** 2765 NE 14 Street  
**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 1

**APPEALING:** Section 47-19.3 (Boat slips, docks, boat davits, hoists and similar mooring structures)

Requesting a variance to allow a third mooring device (boat lift) on a site with two hundred (200) feet of lot width along the waterway, where the code states that only one (1) mooring device may be installed per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width.

**(MOTION FOR REHEARING APPEAL FROM SEPTEMBER 11, 2013)**

DENIED (4-3)

2. APPEAL NO. 13-22

**APPLICANT:** 6600 North Andrews Avenue LLC, c/o Cardinia Real Estate LLC  
**AGENT:** Michael E. Wood Consulting, Inc., Michael E. Wood  
**LEGAL:** PARK LAKE 106-1 B PARCEL A LESS PARCELS DESC IN OR 11921/815  
**ZONING:** B-3 ((Heavy Commercial/Light Industrial Business)  
**STREET:** 6600 N ANDREWS AVE

**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 1

**APPEALING: Section 47-22.3.G (Sign Requirements – Flat Signs / Wall Signs)**

Requesting a variance to allow a flat wall sign of 1,088 square feet where the code states that a flat sign / wall sign shall not exceed twenty-five percent (25%) of the size of the wall or a maximum of (300) feet.

**(DEFERRED FROM OCTOBER 9<sup>TH</sup> MEETING)**

**STAFF RECOMMENDATION:** Staff recommends approval of the request subject to conditions of approval

**Conditions of Approval:**

1. The total square footage of the requested wall sign does not exceed nine hundred (900) square feet; and,
2. No other wall signs shall be installed on the remaining facades.

DENIED (3-4)

**3. APPEAL NO. 13-23**

**APPLICANT:** 6600 North Andrews Avenue LLC, c/o Cardinia Real Estate LLC  
**AGENT:** Michael E. Wood Consulting, Inc., Michael E. Wood  
**LEGAL:** PARK LAKE 106-1 B PARCEL A LESS PARCELS DESC IN OR 11921/815  
**ZONING:** B-3 ((Heavy Commercial/Light Industrial Business))  
**STREET:** 6600 N ANDREWS AVE  
**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 1

**APPEALING: Section 47-22.11 (Outdoor advertising display signs; landscaping and non-point of purchase signs)**

Requesting a variance to allow an off-premises detached freestanding sign to be located on an adjacent lot where the subject site does not have direct access to the right-of-way of Andrews Avenue and where the code defines an off-premise sign as outdoor advertising and where the code states that outdoor advertising shall be prohibited within the City limits.

**STAFF RECOMMENDATION:** Staff recommends denial of the request

**Conditions of Approval:** N/A

WITHDRAWN BY APPLICANT

**4. APPEAL NO. 13-24**

**APPLICANT:** Stewart G. Gorenberg  
**AGENT:** James Prentice, Key West Seafood & Spice, LLC.  
**LEGAL:** CROISSANT PARK RESUB BLK 38 52-8 B LOT 17 LESS W 51  
**ZONING:** SRAC-SAe (South Regional Activity Center-South Andrews east)  
**STREET:** 1627 S. Andrews Avenue

**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 4

**Temporary Nonconforming Use Permit: Section 47-24.12.A.6**

Requesting a temporary use permit subject to the criteria of Section 47-24.12.A.6, which states, 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.

**STAFF RECOMMENDATION:** Staff recommends approval of the request subject to conditions of approval

- Conditions of Approval:**
1. The temporary use permit shall only be valid for a period of 8 months or when interior alterations are completed on the building, whichever comes first;
  2. Bathroom facilities will be provided at all times during hours of operation; and,
  3. Subject to engineering approval of safe pedestrian pathways, parking and service areas.

APPROVED (7-0)

**REPORT and FOR THE GOOD OF THE CITY**

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://www.fortlauderdale.gov/documents/boa/boaagenda.htm>

**NOTE:** Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any 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, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you.