

**CITY OF FORT LAUDERDALE  
BOARD OF ADJUSTMENT  
Wednesday, October 8, 2014**

**AGENDA RESULTS**

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

**TIME OF MEETING:** 6:30 P.M.

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**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.

- 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 Number:** B14005  
**Owner:** Commercial Prospect LLC/Victory Petroleum  
**Agent:** Wonder Meryl  
**Legal:** 17-49-42 PART OF SE1/4 OF NE1/4 DESC'D AS COMM AT SW COR OF SE1/4 OF NE1/4 N ALG W/L FOR 330.23,E 50.00 TO PT ON E R/W/L OF PROSPECT RD AND POB,CONT E 250.00,S 250.17,WLY 224.88,NW 35.44,N 225.10 TO POB  
**Zoning:** B-3 (Heavy Commercial/Light Industrial Business)  
**Address:** 2395 W Commercial Blvd., Fort Lauderdale, FL  
**Commission District:** 1
- Appealing:** **Section 47-6.13. (List of permitted and conditional uses, Heavy Commercial/Light Industrial (B-3) District).**  
Requesting an after-the-fact use variance to permit an outdoor hand car wash in the B-3 zoning district where the code does not indicate outdoor hand car wash as a permitted or conditional use in the B-3 zoning district.

**(DEFERRED FROM SEPTEMBER 9, 2014)**

**Motion to grant variance for a period not exceeding 120 days, to give Staff the opportunity to determine whether this is a conditional use under the zoning code and to give the Applicant an opportunity to file and perfect that conditional use.**

**APPROVED (7-0)**

2. **Case Number:** B14009  
**Owner:** Arturo and Grace Marrero  
**Agent:** Arturo Marrero  
**Legal:** LOT 2, BLOCK 4, LAUDERDALE SHORES, ACCORDING TO THE RE-AMENDED PLAT THEREOF, AS RECORDED IN PLAY BOOK 15, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY  
**Zoning:** RS-4.4 (Residential Single Family Low Medium Density District)  
**Address:** 2307 Castilla Isle, Fort Lauderdale, Florida 33301  
**Commission District:** 2

**Appealing:** **Section 47-5.30. (Table of dimensional requirements for the RS-4.4 district)**  
Requesting a variance to allow a allow a 2-car garage to be constructed with a front yard setback of twenty-one (21) feet where the code requires a minimum front yard setback of twenty-five (25) amounting to a front yard encroachment of four (4) feet.

**(DEFERRED FROM SEPTEMBER 9, 2014)**

**DENIED (1-6)**

3. **Case Number:** B14010  
**Owner:** Susan B. Cooper, Trustee of the JNC 2009 Trust Agreement  
**Agent:** Nectaria Chakas  
**Legal:** LOT 4, SUNRISE KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
**Zoning:** RS-4.4 (Residential Single Family Low Medium Density District)  
**Address:** 2009 Sunrise Key Blvd., Fort Lauderdale, Florida  
**Commission District:** 2

**Appealing:** **Section 47-19.3. (Boat slips, docks, boat davits, hoists and similar mooring structures)**  
Requesting a variance to allow a watercraft (boat) to extend into the side yard setback at a distance of six (6) feet from the side property line where the code states that no watercraft shall be docked or anchored adjacent to a residential property such that it extends beyond the minimum side yard setback required for the principal buildings and where the code requires a minimum side yard setback of ten (10) feet in the RS-4.4 zoning district amounting to a four (4) foot encroachment.

**(DEFERRED FROM SEPTEMBER 9, 2014)**

**WITHDRAWN BY APPLICANT**

4. **Case Number:** B14011  
**Owner:** JRP 205 LLC  
**Agent:** Joseph M. Maus  
**Legal:** CROISSANT PARK RIVER SEC 7-50 B LOT 22 E 2.5,23,24 W 7.5 BLK 25  
**Zoning:** B-3 (Heavy Commercial/Light Industrial Business)  
**Address:** 205 W Davie Blvd. (SW 12<sup>th</sup> Street)  
**Commission District:** 4

**Appealing:** **Section 47-22.3(E) (Detached freestanding signs and pylon signs)**  
Requesting a variance to allow a detached freestanding sign at a distance of two (2) feet from the front property line where the code requires the leading edge of a detached freestanding sign be located a minimum of five (5) feet from the property line of the lot on which the sign is located amounting to a three (3) foot reduction in the required yard.

**DENIED (1-6)**

**V. COMMUNICATION TO THE CITY COMMISSION**  
**VI. FOR THE GOOD OF THE City of Fort Lauderdale**

**Special Notes:**

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.

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.**