



## **BOARD OF ADJUSTMENT MEETING**

City of Fort Lauderdale  
Development Services Department  
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

To watch and listen to the Board of Adjustment Meeting:

[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

Cable Television - Comcast Channel 78 and AT&T U-verse  
Channel 99

Wednesday, June 11, 2025  
6:00 PM

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## **AGENDA**

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

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1.	<b>CASE:</b> <b>OWNER:</b> <b>AGENT:</b> <b>ADDRESS:</b> <b>LEGAL DESCRIPTION:</b>	<b>PLN-BOA-25030002</b> CYPRESS CREEK ASSOC LTD REYNOLDS, BRANDON 6201-6531 N ANDREWS AVENUE, FORT LAUDERDALE, FL 33309 PARCEL "A" OF CYPRESS CREEK STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 161, PAGE 34 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO SPORTS AND FITNESS CLUBS, INC. (BY A SPECIAL WARRANTY DEED- SEE SURVEY)
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**ZONING DISTRICT:**  
**COMMISSION DISTRICT:**  
**REQUESTING:**

B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

1

**Sec. 47-22.3. O. -Shopping Center or Strip Store Sign**

- Requesting a variance from the maximum number of permitted flat wall signs from 2 to 9, a total variance request of 7 additional signs (as per plans).
- Requesting a variance increasing the maximum total aggregate area of 300 square feet of signage to be increased to 1250.12 square feet, a total variance request of an additional 950.12 square feet (as per plans).

2.

**CASE:**  
**OWNER:**  
**AGENT:**  
**ADDRESS:**  
**LEGAL DESCRIPTION:**

**PLN-BOA-25040004**  
BREWERS HILL DEVELOPMENT; GROUP LP  
VELEZ, ROVERTO  
1815 EAST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FL 33308  
LOTS 9, 9A, 10, 11, 12 AND 12A, BLOCK 2. "CORAL RIDGE-ADDITION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

**ZONING DISTRICT:**  
**COMMISSION DISTRICT:**  
**REQUESTING:**

CB - COMMUNITY BUSINESS

1

**Sec. 5-27 -Distances of establishments from church or school**

- Requesting a special exception from the required minimum distance separation of five hundred (500) feet between establishments selling alcoholic beverages and an established church. The business is located one hundred seventy-six (176) feet from a church, a total reduction request of three hundred and twenty-four (324) feet.

3.

**CASE:**  
**OWNER:**  
**AGENT:**  
**ADDRESS:**  
**LEGAL DESCRIPTION:**

**PLN-BOA-25050001**  
PUBLIX SUPER MARKETS INC  
DAVIS KNAPIK, HEIDI  
NORTHEAST 33<sup>RD</sup> AVENUE; NORTH OCEAN, FORT LAUDERDALE, FL 33308  
LOTS 90, 91 & 92, BLOCK 1, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH LOTS 1 & 2, BLOCK 23, LAUDERDALE BEACH EXTENSION UNIT B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**ZONING DISTRICT:**  
**COMMISSION DISTRICT:**

CB - COMMUNITY BUSINESS

2

**REQUESTING:**

**Sec 47-25.3. A.3.d.iv -Neighborhood compatibility requirements, Wall requirements.**

- Requesting a variance to waive the requirement to install a 5-foot-high wall along the length of the non-residential property line abutting a residential property, for a total length of 404.29 feet. **Note:** This request is for folio/parcel id numbers: 494330010750 and 494330030810.

**V. COMMUNICATION TO THE CITY COMMISSION**

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

Elect Chair and Vice Chair as per ULDR Section 47-36.6- Meeting and procedure B. The board shall elect from its members a chairperson and vice-chairperson at an annual election held in June of each year who shall for terms of the one (1) year and who shall be eligible for reelection.

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**PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENT 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 at a minimum of 2 days prior to the meeting 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.**