



CITY OF FORT LAUDERDALE

MINUTES
BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE, FORT LAUDERDALE,
FLORIDA 33311
JUNE 11, 2025 – 6:00 P.M.

Board Members	Attendance	Cumulative Attendance	
		6/2025 through 5/2026	
		Present	Absent
Howard Elfman, Chair	P	1	0
Milton Jones	P	1	0
Douglas Meade	A	0	1
Amy Mergler	P	1	0
Patricia Rathburn	P	1	0
Robert Wolfe, Vice Chair	P	1	0
Jason Hagopian	P	1	0
Jay Schechtman [alternate]	P	1	0
Samir Yajnik [alternate]	A	0	1
Jarrold Gaylis [alternate]	P	1	0

Staff

D'Wayne Spence, Interim City Attorney
 Burt Ford, Zoning Chief
 Chakila Crawford, Senior Administrative Assistant
 Mohammed Malik, Zoning Administrator
 Karen Ceballo, Administrative Assistant
 K. Cruitt, Recording Secretary, Prototype Inc.
 N. Day, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

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	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA-25030002	Cypress Creek Associates LTD/Brandon Reynolds	1	<u>2</u>
2.	PLN-BOA-25040004	Brewers Hill Development; Group LP/Roverto Velez	1	<u>3</u>
3.	PLN-BOA-25050001	Publix Super Markets Inc./Heide Davis Knapik	2	<u>4</u>
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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 – May 14, 2025

Motion made by Mr. Wolfe, seconded by Mr. Jones:
To approve the Board’s May 14, 2025 minutes. **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

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CASE:	PLN-BOA-25030002
OWNER:	CYPRESS CREEK ASSOC LTD
AGENT:	REYNOLDS, BRANDON
ADDRESS:	6201-6531 N ANDREWS AVENUE, FORT LAUDERDALE, FL 33309
LEGAL DESCRIPTION:	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)
ZONING DISTRICT:	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-22.3. O. -Shopping Center or Strip Store Sign</u>

- 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).

Dwayne Dickerson, agent, provided a presentation, a copy of which is attached to these minutes for the public record.

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

Mr. Dickerson explained the “artistic architectural component” and how it differed from signage. This component would not be branded but would enhance the look of the building. He agreed that if this were approved, there would be no additional branded signage. Mr. Hagopian thought including this as a variance request opened it up to being signage. Mr. Ford stated this was considered a “super graphic” as part of the sign code and they were not overly concerned, especially if there was a condition prohibiting it being branded advertising. Mr. Spence noted that variances usually ran with the land, not the tenant. He read the definition of a super graphic from City code. Ms. Rathburn thought they could also specify that the variance was approved with the condition that it applied to a single user for the entire structure. Mr. Jones also wished for the variance to apply to this tenant only. Mr. Dickerman agreed the variance would be limited to this tenant, Target.

Motion made by Ms. Rathburn, seconded by Mr. Wolfe:

To approve both variance requests as they meet the criteria for a variance, provided that the 560 square feet of perforated aluminum panels identified as Signage H on their plan be for a super graphic feature only, and further subject to the requirement that the variance is tied to the use of the building by Target. **Motion passed 6-1** with Mr. Hagopian opposed.

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CASE:	PLN-BOA-25040004
OWNER:	BREWERS HILL DEVELOPMENT; GROUP LP
AGENT:	VELEZ, ROVERTO
ADDRESS:	1815 EAST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FL 33308
LEGAL DESCRIPTION:	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:	CB - COMMUNITY BUSINESS
COMMISSION DISTRICT:	1

REQUESTING: **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.

Debbie Tobar, business owner, described the request. She said alcohol sales represented less than 5% of their income and they did not serve alcohol without food service.

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

Ulisses Souza, owner said they had spoken to someone at the Lutheran Church but never heard back from the pastor.

Motion made by Ms. Rathburn, seconded by Mr. Hagopian:

To grant the Special Exception because it meets the criteria. **Motion passed 7-0.**

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CASE: PLN-BOA-25050001
OWNER: PUBLIX SUPER MARKETS INC
AGENT: DAVIS KNAPIK, HEIDI
ADDRESS: NORTHEAST 33RD AVENUE; NORTH OCEAN, FORT LAUDERDALE, FL 33308

LEGAL DESCRIPTION: 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: CB - COMMUNITY BUSINESS
COMMISSION DISTRICT: 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.

Heidi Davis Knapik, agent, provided a presentation, a copy of which is attached to these minutes for the public record.

Chair Elfman opened the public hearing.

Steve Ganon said he supported the request. Sophie Hill said she lived in the “10 Stack” building which overlooked this development. She opposed the variance for the wall and stated there was a security issue. She said the original documents showed trellises on the rooftop but now there was only concrete. She had made efforts to communicate with the Planning Department, the Commissioner’s office and Publix but the issues affecting residents had worsened. She noted the HVAC system was very noisy all day and during the night. Joel Frand said he also lived at the 10 Stack, and said homeless people were jumping the fence and sleeping in the Publix stairwell. He thought a wall would be a deterrent. Richard Alalouf, Vantage View resident and board member, said they had worked to get the easement between their property and Publix and said Publix had worked with them very well. They had agreed to install eight-foot gates instead of the wall. He did not feel a five-foot wall would deter the homeless. Joel Frand said the fence was easy to climb over.

Ms. Davis stated the five-foot wall would have no gates but the eight-foot fences would. She said they had been working with staff to address neighbors’ issues. Ms. Rathburn thought a solid wall would make it easier for people to hide. Ms. Davis stated a solid fence would create Crime Prevention Through Environmental Design [CPTED] issues because Police would be unable to see in. There being no other members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Hagopian, seconded by Ms. Rathburn:
To approve the variance request because it meets the criteria. **Motion passed 7-0.**

Communication to the City Commission **Index**
None

Report and for the Good of the City **Index**
Elect Chair and Vice Chair

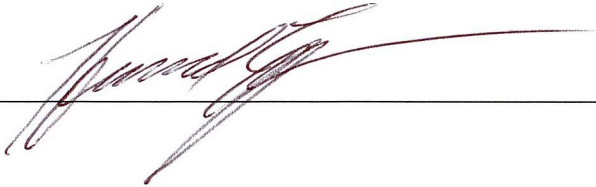
Motion made by Mr. Wolfe, seconded by Ms. Mergler:
To elect Mr. Elfman Chair. **Motion passed 7-0.**

Motion made by Ms. Mergler, seconded by Mr. Jones:
To elect Mr. Wolfe Vice Chair. **Motion passed 7-0.**


Other Items and Board Discussion **Index**
None

There being no further business to come before the Board, the meeting adjourned at 7:14 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.