

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, JANUARY 11, 2006 – 6:30 P.M.

**CITY HALL
CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

1. APPEAL NO. 06-01

APPLICANT: Joti, Inc.

LEGAL: “Croissant Park”, P. B. 4, P. 28, Block 38-L, N 70 ft. of Lots 13 & 14

ZONING: RO – (Residential Office District)

STREET: 1236 S.E. 4th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3.3.d.i (Landscape strip Requirements)

To permit parking spaces to be located inside portions of the buffer area required along portions of the East side property line where the buffer area was reduced to 2'-2", on portions of the South side to 4'-11" and 6'-11 ½" and on portion of the North side to 4'-7" along the property line abutting residential properties where a ten (10) feet buffer yard is required, and where no parking is permitted within twelve (12) feet of the property line.

APPEALING: Sec. 47-20.5.C.3.a (Site Circulation)

To permit a two way access drive of eighteen (18) feet in width where a twenty (20) foot access drive is required.

APPEALING: Sec. 47-5.60.6.f. (Yards)

To permit the partial encroachment of roof overhangs and architectural elements such as a balcony overhang, stairs and bay windows projecting a maximum distance of three (3) feet into the side yards setback requirement of fifteen (15) feet and six (6) inches to a maximum of three (3) feet into the rear yard setback requirement of twenty (20) feet.

APPEALING: Sec. 47-25.3.3.d.i – APPROVED (4-1)

APPEALING: Sec. 47-20.5.C.3.a – APPROVED (5-0)

APPEALING: Sec. 47-5.60.6.f. – APPROVED (5-0)

2. APPEAL NO. 06-02

APPLICANT: Fort Lauderdale Women's Club

LEGAL: "Stranahan's Subdivision", The West 135 Feet of the South 100 Feet Block "D", "Town of Fort Lauderdale" P. B. 3, P. 10 (D), Block 14, Lots 13-18

ZONING: RAC CC (Regional Activity Center- City Center District)

STREET: 15 SE 1st Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.S (Mechanical and Plumbing Equipment)

Requesting a variance from 47-19.2.S Mechanical and plumbing equipment to allow a setback of 4 feet from the East property line as opposed to the usual 5 foot setback required in the code.

**DEFERRED – To February 8, 2006 Meeting
(6-0)**

3. APPEAL NO. 06-03

APPLICANT: Alhambra 14 LLC

LEGAL: "Lauder Del Mar", P. B. 7, P. 30, Block 10, the South one-half of lot 5 and all of Lots 6, 7 & 8

ZONING: IOA – (Intracoastal Overlook Area)

STREET: 209 N. Birch Road, Unit 1401

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-12.5 (District Requirements and limitations)

Requesting a variance from the yard requirements of the IOA Zoning District for site plan level IV (ULDR §47-12.5 (D)(1)(d)(i)) to permit: (i) a yard ranging from 27 feet to 35 feet for the south side yard where the ULDR §47-12.5 (D)(1)(d)(i) requires a 40 foot yard for structures greater than one hundred fifteen (115) feet in height; and (ii) a yard ranging from 27 feet to 35 feet for the north side yard where the ULDR §47-12.5 (D)(1)(d)(i) requires a 40 foot yard for structures greater than one hundred fifteen (115) feet in height, to allow for the placement of four (4) trellises on the exterior of Unit 1401 of Alhambra Place Condominium. One (1) trellis is located at each corner of the unit.

**DEFERRED – To February 8, 2006 Meeting
(6-0)**

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>

**DONALD MORRIS
ACTING ZONING ADMINISTRATOR**

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.