

A G E N D A

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, FEBRUARY 8, 2006 – 6:30 P.M.

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

1. APPEAL NO. 06-02 - *Deferred from January 11, 2006 Meeting*

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 to allow a setback of 3 feet 6 inches from the North property line and allow a setback of 3 feet from the East property line, where code requires a 5 foot setback.

2. APPEAL NO. 06-03 - *Deferred from January 11, 2006 Meeting*

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.

3. APPEAL NO. 06-04

APPLICANT: Kaizer Taub

LEGAL: "Victoria Park", P. B. 15, P. 52, Block 13, the Northerly 25.0 Feet of Lot 5,
All of Lot 4 and the Southerly 19.0 feet of Lot 3

ZONING: RS-8 – (Residential Single Family Low Medium Density District)

STREET: 450 Victoria Terrace

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of dimensional requirements for the RS-8 district)

Requesting a variance to install a wind-mill (Wind Generator) at 55'-0" height where the maximum height of a structure in the RS-8 District is limited to 35 feet.

4. APPEAL NO. 06-05

APPLICANT: Riverland Development Ltd.

LEGAL: "Westwood Heights", P. B. 6, P. 34, Block 85, Lots 1, 2 & 3
"Maryfield", P.B. 46, P. 44, "Parcel 2", Lots 1 and 2

ZONING: RMM-25 – (Residential Mid-Rise Multifamily/Medium High Density)
and B-2 (General Business District)

STREET: 901-999 SW 27th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-20.10 (Tandem Parking)

Requesting a variance to allow garage tandem parking for residential dwelling units in a mixed use development. Tandem parking is only allowed in connection with single family, duplex and townhouse dwelling units.

REQUESTS FOR REHEARING

APPEAL NO. 05-40

APPLICANT: Edwin C. Elwell/Paul Houlihan
LEGAL: "Osceola Park", P. B. 9, P. 46, Block 4, Lots 5 and 6
ZONING: RD-15 – (Residential Single Family/Duplex/Low Medium Density District)
STREET: 1820 SW 21 St
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-3.3.B.3 (Non-conforming lot)

To allow lots that are non-conforming, due to their areas, to be split into originally plated lots. Lots are presently merged because they are under single ownership.

The Board of Adjustment DENIED this application by a vote of 3 in favor and 4 against on November 9, 2005

APPEAL NO. 05-41

APPLICANT: Jon L. & Susan D. Shebel
LEGAL: "Rio Vista Isles Unit 3", P. B. 7, P. 47, Block 29, Lot 7
ZONING: RS-8 – (Residential Single Family/Low Medium Density District)
STREET: 1425 Ponce De Leon Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.3G (Boat slips, docks, boat davits, hoists and similar mooring devices)

Requesting a variance to permit a one (1) ft. setback from both side property lines where the Code requires a minimum five (5) ft. setback from the property line.

The Board of Adjustment DENIED this application by a vote of 0 in favor and 7 against on December 14, 2005

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.