

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, JUNE 14, 2006 – 6:30 P.M.
CITY HALL

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

1. APPEAL NO. 06-04 (*Deferred from February 8, 2006 Meeting*)

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.

DENIED, (0-6)

2. APPEAL NO. 06-11 (*Deferred from May 10, 2006 Meeting*)

APPLICANT: Challenge Warehousing, Inc.

LEGAL: “Croissant Park”, P. B. 4, P. 28, Block 9, Lots 7-15

ZONING: B-3 (Heavy Commercial/Light Industrial District).

STREET: 1217 SW 1st Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-18.29.A.5 (Self-storage facility)

Requesting a variance to permit a non-conforming existing structure to setback 1' 8" from the front property line (SW 1st Avenue), where Code requires a 20 (twenty) foot landscape buffer area along S.W. 1st Avenue.

DENIED, (0-5)

3. APPEAL NO. 06-16

APPLICANT: High Point Group, II, LLC
LEGAL: "Coral Ridge" P.B. 21, P. 50, Block 10, Lots 9 and 10
ZONING: RMM-25 (Residential Mid Rise Multifamily/Medium High Density District)
STREET: 2765 NE 14th Street
ADDRESS: Fort Lauderdale, FL

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

Requesting a variance to allow boats to be docked in a position that they setback zero (0) feet from both side property lines, where code requires said boats to be docked in a position that does not cause it to extend beyond the required setback lines for the principal building. In this case, the required side setback is ½ height of the building, which is 26 feet.

DENIED, (0-6)

4. APPEAL NO. 06-17

APPLICANT: Steve and Jennifer Wallace
LEGAL: "Lauderdale Isles No. 2", P.B. 37, P. 44, Block 8, Lot 11
ZONING: Broward County Code RS-5 (One-Family Detached District)
STREET: 2518 Nassau Lane
ADDRESS: Fort Lauderdale, FL

APPEALING: Broward County Code Sec. 39-286

Requesting a variance to allow a garage addition to an existing single-family residence with a 5' 2" side yard where a minimum 7.5 ft. side yard is required.

DENIED, (4-2) Majority plus 1 required

5. APPEAL NO. 06-18

APPLICANT: Old Florida Corp.
LEGAL: Lengthy metes and bounds description on file with the Board of Adjustment and located in Lot Five (5) of the FLORIDA APARTMENTS PLAT, Plat Book 68/19 regarding POINSETTIA LANDINGS, a Condominium
ZONING: RML-25 (Residential Low Rise Multifamily/Medium High Density District).
STREET: 1300, 1320, 1340, 1400, 1420 & 1460 NE 18th Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.b (Fences, walls and hedges)

Requesting a variance to construct a 10' high wall on the West property line (next to the railroad tracks), where code allows a maximum wall height of 6' 6".

APPROVED, (6-0)

6. APPEAL NO. 06-19

APPLICANT: Michael Morabito
LEGAL: "Sixteen Subdivision", P. B. 69, P. 30
ZONING: B-1 (Boulevard Business)
STREET: 901 SE 17th Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.DD (Temporary sales or construction facility)

Requesting a temporary non-conforming use permit to allow a temporary sales or construction trailer for banking operations while an existing bank building is undergoing extensive interior remodeling, where the code limits use of such trailers to temporary sales or construction offices.

APPROVED, (6-0)

7. APPEAL NO. 06-20

APPLICANT: V&L Associates, LLC
LEGAL: Redivision of Lots 3-12 inclusive P.B. 38, P. 18, Block 8
and all of Block 16, Lot 16
ZONING: CB (Community Business)
STREET: 3465 Galt Ocean Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-6.20 (Table of dimensional requirements) - Requesting a variance to allow 0 (zero) setbacks for the front and corner yards of an existing nonconforming building, where the code requires the nonconforming building meet minimum Unified Land Development Regulations (ULDR) requirements of 5' front and corner yards due to a change of use in the building, and **APPEALING: Sec. 47-21.9.A.1 (Vehicular use areas)** - Requesting a variance to permit 0% landscape area, where a minimum of 20% is required. **APPEALING: Sec. 47-21.9.A.2.a (Perimeter landscape area)** - Requesting a variance to allow a 0 (zero) perimeter landscape area where a minimum width of 5' is required adjacent to right-of-way. **APPEALING: Sec. 47-21.9.A.2.b (Perimeter landscape area)** - Requesting a variance to allow a 0 (zero)

perimeter landscape area where a minimum width of 2½' is required adjacent to an abutting property. **APPEALING: Sec. 47-21.9.A.4.b (Peninsular and island landscape areas)** - Requesting a variance to allow 0 (zero) peninsular tree islands where (1) one is required for every 4 (four) spaces where motor vehicles back out directly onto an alley. **APPEALING: Sec. 47-21.9.C.1 (VUA planting requirements)** - Requesting a variance to allow 0 (zero) trees and shrubs where (1) one is required for every 1000 sq. ft. of Vehicle Use Area. **APPEALING: Sec. 47-21.11.A.6 (Backout parking)** - Requesting a variance to allow 0 (zero) Landscape area at the front of a backout parking space, where a minimum 5' width is required.

APPROVED, (6-0)

8. APPEAL NO. 06-24

APPLICANT: Casa Real Investments, LLC
LEGAL: "River Section of Croissant Park", P.B. 7, P. 50, Block 24,
The East 25 Feet of Lot 12 and the West 35 Feet of Lot 13
ZONING: RD-15 (Residential Single /Duplex/Low Medium Density District)
STREET: 600 SW 11th Court
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.32 (Table of dimensional requirements for the RD-15 and RDs-15 districts) Requesting a variance to allow a 21' rear yard, where the code requires a minimum 25' rear yard when abutting a waterway.

DENIED, (0-6)

REPORT and FOR THE GOOD OF THE CITY.

The Board discussed the reconsideration of the decision on Case 06-08 Michael Shiff, made at the May 10, 2006 to deny. Upon a motion to approve the reconsideration of the case, the Board denied the motion 0-6.

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.