

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, FEBRUARY 14, 2007 – 6:30 P.M.
CITY HALL

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

1. APPEAL NO. 06-39

APPLICANT: Richard & Joette Kamiler

LEGAL: “Green’s Subdivision”, P.B. 19, P. 18, Block 1, Lots 15
and the North 5 feet of Lot 16

ZONING: RCS-15 (Residential Single Family/Medium Density District)

STREET: 626 NE 16th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19-2.A (Accessory building and structures, general)

Requesting a variance to allow an accessory dwelling in the RCS-15 district, where Code prohibits such dwellings.

APPEALING: Sec. 47-19-1.B (General Requirements)

Requesting a variance to allow an accessory dwelling to setback 3.10 feet from the rear property line, where Code requires a 15 foot rear yard setback.

2. APPEAL NO. 07-01

APPLICANT: Gloria J. Ellis

LEGAL: “Dorsey Park”, P.B. 19, P. 5, Block 3, Lots 25 and 26

ZONING: RC-15 (Residential Single Family Cluster Dwellings/Medium Density District)

STREET: 639 NW 15th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.33 (Table of Dimensional requirements for the RC-15 and RCs-15 districts)

Requesting a variance from Section 47-5.33 to allow a front yard setback of 24.44 feet, where Code requires a 25 foot front yard setback.

3. APPEAL NO. 07-02

APPLICANT: Luna and Stephen Phillips

LEGAL: "C.J. Hector's Re-Subdivision of Rio Vista", P.B. 1, P. 24, Block 21, Lots 13 and the West ½ of Lot 12

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

STREET: 902 SE 8th Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.B.1d (Fences, Walls and Hedges)

Requesting a variance to replace an existing privacy fence with a 6 foot privacy fence, in the same location, which is set back 0 feet from the western property line (SE 9th Avenue), where the Code requires a minimum average setback of 3 feet, with no more than 30% of the length of said fence being closer than 3 feet to the property line.

4. APPEAL NO. 07-03

APPLICANT: Horace and Janet Escoffery

LEGAL: "Melrose Park Section 3", P.B. 29, P. 28, Block 1, Lot 13

ZONING: Broward County Code RS-4 (One-Family Detached District)

STREET: 3111 Houston Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Broward County Code Sec. 39-286 (1)

Requesting a variance to allow a 6 foot (West) side yard setback, where Code requires a 7.5 foot side yard setback.

5. APPEAL NO. 07-04

APPLICANT: Sea Urchin, LLC

LEGAL: "Colee Hammock", P.B. 1, P. 17, Block 14, Lot 3 and the West ½ of Lot 2

ZONING: X-P (Exclusive Use Parking Lot)

STREET: 1000 SE 2nd Court

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3.A.d.i (Neighborhood compatibility requirements)

Requesting a variance to allow an existing parking lot to provide a 7 foot 6 inch bufferyard where Code requires a 10 foot landscape strip.

APPEALING: Sec. 47-25.3.A.d.i.ii (Neighborhood compatibility requirements)

Requesting a variance to permit parking within 7 feet 6 inches of the property line where Code prohibits parking within 12 feet of the property line.

6. APPEAL NO. 07-05

APPLICANT: TRG&S Las Olas Beach Club Ltd.

LEGAL: "Las Olas By The Sea Re-Amended Plat", P.B. 1, P. 16, Block 4, Lots 1-6
"Lauderdale Del Mar", P.B. 7, P. 30, Block 1, Lots 1-7

ZONING: PRD (Planned Resort District)

STREET: 101 S. Fort Lauderdale Beach Blvd.

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-20.5.C.4 (General design of parking facilities)

Requesting a variance to allow 32 dead end parking spaces on the 5th level of the parking garage, where Code limits the number of such dead end parking to less than 21 and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle).

REQUEST FOR REHEARING

APPEAL NO. 06-42

APPLICANT: Jackie Archer

LEGAL: That portion of the Southwest one-quarter (SW ¼) of section 29, Township 49 South, Range 42 East, described as follows: Commence at the Northwest corner of said South one quarter (SW ¼); thence Southerly along the West boundary of said Southwest one-quarter (SW ¼) a distance of 535.1 feet to the point of beginning; thence Easterly and parallel to the North boundary of said Southwest one-quarter (SW ¼) a distance of 154.39 feet to a point; thence Southerly and perpendicular to the last mentioned course a distance of 120 feet to a point; thence Westerly and perpendicular to the last mentioned course a distance of 156.69 feet to a point on the West boundary of said Southwest one-quarter (SW ¼); thence Northerly along the West boundary of said Southwest one-quarter (SW ¼); a distance of 120.02 feet to the point of beginning.

ZONING: Broward County RS-5
STREET: 2420 NW 31 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Broward County Section 39-281(2)

Requesting a variance to allow a non-profit neighborhood social and recreational facility on property with frontage of 145'.03" and 15,000 S.F. area, where Broward County Code requires a minimum frontage of 150'.0" and a minimum area of one (1) acre.

The Board of Adjustment DENIED this application by a vote of 3 in favor and 4 against on December 13, 2006

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.