

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

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

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

1. APPEAL NO. 07-06

APPLICANT: Holman Automotive Inc.

LEGAL: Lots 25-48, Block 211, less the North 15.00 feet, Progresso, according to the plat thereof as recorded in Plat 2, P. 18, of the public records of Dade County, Florida. Together with: Parcel “a”, of the resubdivision of the east one half of Block 211, and the west one half of Block 212, Progresso, according to the plat thereof, as recorded in P. B. 68, P. 10 of the public records of Broward County, Florida. Together with Lots 1-24, block 212, less the north 15.00 feet thereof, Progresso, according to the plat thereof, as recorded in P. B. 2, P. 18, of the public records of Dade County, Florida.

ZONING: B-2 (General Business)

STREET: 12 E. Sunrise Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-22.4.A (Maximum number of signs at one location and special requirements in zoning districts)

Requesting a variance to allow the installation of three (3) flat signs, in addition to the two (2) free-standing signs and the two (2) flat signs currently existing at the property, increasing the total number of signs at the property to seven (7), where Code limits the number of signs to four (4), with no more than two (2) being free standing signs.

APPEALING: Sec. 47-22.3.L (Point of purchase signs)

Requesting a variance to allow three (3) point of purchase signs, where Code requires that no more than two (2) products or services provided on the lot or plot where the sign is located may be advertised on the sign.

2. APPEAL NO. 07-07

APPLICANT: Solo Lofts, LLC
LEGAL: "Beverly Heights", P.B. 1, P. 30, Block 15, Lots 7 & 8
ZONING: RMM-25 (Residential Mid Rise Multifamily/Medium High Density District)
STREET: 214 SE 9th Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.BB.2 (Accessory Buildings and structures, general)

Requesting a variance from Section 47-29.2.BB.2 to allow a swimming pool to setback 4 feet 8 inches from the front property line, where Code requires that swimming pools that are accessory to multifamily dwellings shall be subject to the minimum yard requirement of the zoning district. In this instance, a 25 foot front yard setback is required.

3. APPEAL NO. 07-08

APPLICANT: William and Karen Amlong
LEGAL: "Rio Vista Isles", P.B. 7, P. 47, Block 23 of Unit 3 including revised Plat Units No. 1 & 2, Lot 35
ZONING: RS-8 (Residential Single Family Low Medium Density District)
STREET: 1343 Ponce De Leon Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.1.H (General Requirements)

Requesting a variance to allow a shade structure to set back 12 feet 1 inch from side street property line, where Code requires a 15 foot setback from the side street property line.

APPEALING: Sec. 47-19.1.H (General Requirements)

Requesting a variance to allow a generator to set back 4 feet 2 inches from the side street property line, where Code requires a 15 foot setback from the side street property line.

APPEALING: Sec. 47-19.2.P (Accessory buildings and structures, general)

Requesting a variance to allow the height of a shade structure to be 16 feet 2 inches above ground where Code allows a maximum height of 12 feet above ground.

4. APPEAL NO. 07-09

APPLICANT: The Evangelical Foundation For Christian Service Inc.
LEGAL: "C.J. Hector's Resubdivision of Rio Vista", P.B. 1, P. 24, Lots 17S5.5, 18 S5.5 of E 15, 21 Less St. Rd R/W22,23,24 Blk 22
ZONING: CF-HS (Community Facility-House of Worship and School)
STREET: 615 SE 9th Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-22.9 (Permits)

Requesting a variance from Section 47-22.9 to permit changeable copy on a permitted sign where Code does not provide for changeable copy on a sign.

5. APPEAL NO. 07-10

APPLICANT: New Life Ministries Church Of The Living God Inc.

LEGAL: "Northwest Lauderdale", P.B. 25, P. 25B, Block 5, Lots 6, 7, 8 & 9

COUNTY

ZONING: Broward County Code RD-10

STREET: 2487 NW 21st Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Broward County Code Sec. 39-281 (Plot Size)

Requesting a variance to construct a new church building on a parcel of land comprising .71 acres, where Broward County Code requires a minimum of one (1) acre for all permitted non-residential uses.

6. APPEAL NO. 07-11

APPLICANT: Castillo Grand, LLC

LEGAL: Lots 1-8, 12 and 13, Block 3, "Lauder-Del-Mar," according to the plat thereof recorded in P.B. 7, P. 30. Less an except lands contained in O.R. 24212, Page 873, B.C.R. Together with Lot 9, Block 3, Lauderdale-Del-Mar, P.B. 7, P. 30. Less an except lands contained in O.R. 24212, Page 873, B.C.R. Together with that portion of the North one-half (N. 1/2) of Valencia Avenue, now vacated per City of Fort Lauderdale Ordinance No. C-94-10. Lying adjacent to said Lots 5, 12 and 13. Said lands situate, lying and being the City of Fort Lauderdale, Broward County, Florida, and containing 76,713 square feet or 1.7611 acres more or less.

ZONING: PRD (Planned Resort Development District)

STREET: 1 North Fort Lauderdale Beach Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-20-9.A.3 (Parking Garages)

Requesting a variance to the allow entry ramp to the garage at a 14.5% slope, where Code requires that ramps in parking garages where the ramp does not directly access a parking space shall not exceed a maximum slope of 12%.

7. APPEAL NO. 07-12

APPLICANT: Las Olas Courts Ltd.

LEGAL: "Bryan's Subdivision", P.B. 1, P. 28, Block 22, Lots 19, 21, 23 & 25

ZONING: RAC-AS (Regional Activity Center-Arts and Science)

STREET: 700 SW 2nd Court

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-13.11 (List of permitted and conditional uses, Regional Activity Center-Arts and Science – RAC-AS District)

Requesting a Temporary Non-Conforming Use Permit to allow the placement of an uninhabitable structure for four (4) months without complying with ULDR Section 47-13.20, "Downtown RAC Review Process." Section ULDR 47-17 "Sailboat Bend Historic District Requirements" and Section 47-13.11 "List of Permitted and Conditional uses in the RAC-AS District."

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.