

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, July 9, 2008 – 6:30 P.M.
CITY HALL

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

Sec. 47-33.1. Purpose.

The board of adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The board of adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

1. APPEAL NO. 08-19 *(Deferred from June 11, 2008)*

APPLICANT: Mr. & Mrs. Orie Legum

LEGAL: Lot 7, Block 24 of "Unit 3 Rio Vista Isles", according to the plat thereof, as recorded in P.B. 5, at P. 23 and amended plat thereof in P.B. 7, P. 47 of Broward County, FL, together with the Southerly ½ of vacated S. Rio Vista Blvd., lying immediately N. of and adjacent to said Lot. 7.

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

STREET: 626 S. Rio Vista Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.31 (Table of Dimensional Requirements for RS-8 District)

Requesting a variance to install a windmill (wind generator) at 66 feet in height, where the maximum height of a structure in the RS-8 District is limited to 35 feet, and requesting a 5 foot rear yard setback where the Code requires a 25 foot rear yard setback on the waterway.

2. APPEAL NO. 08-25

APPLICANT: Sophia Enterprises, Inc.

LEGAL: "Las Olas By the Sea Amended Plat," P.B. 1, P. 16, Block 2, Lot 8

ZONING: PRD (Planned Resort Development District)

STREET: 441 S. Ft. Lauderdale Bch. Blvd.

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 5-26(b) (Distance between establishments)

Requesting a special exception to allow a restaurant to sell alcohol that is incidental to the sale of food at a distance of 178 feet from an establishment (Bierbrunnen) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sell alcoholic or intoxicating beverages.

3. APPEAL NO. 08-26

APPLICANT: 1200 Club Condominiums Association

LEGAL: The N 150 ft of the following described parcel: A parcel of land in Government Lot 4, Sec. 31, Township 49 S, Range 43 E, described as follows: Beginning at the Low Water mark of the Atlantic Ocean and S Boundary of "Las Olas By The Sea Extension", P.B. 3, P. 8, thence W along said S boundary to the SW Cnr. of Lot 7, thence S at right angles, a distance of 300 ft; thence E and parallel to said S boundary to the Low Water mark of the Atlantic Ocean; thence Northerly along said Low Water mark to the point of beginning.

ZONING: RMH-60 (Residential Multifamily High Rise/High Density District)

STREET: 1200 N. Ft. Lauderdale Beach Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.38 (Table of Dimensional Requirements for the RMH-60 District)

Requesting a variance to allow 5 feet front yard setback East, where Code requires 25 feet; requesting 0 feet side yard setback North, where Code requires 10 feet; and requesting 0 feet rear yard setback West, where Code requires 20 feet.

4. APPEAL NO. 08-27

APPLICANT: 610, LLC

LEGAL: "Progresso Plat", P.B. 2, P. 18, Block 321, Lots 29, 30, 31, 32, 33 & 34

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

RMM-25 (Residential Multifamily Mid Rise/Medium High Density District)

STREET: 610 NW 3rd Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-24.12.A.6 (Variances, Special Exceptions & Interpretations of ULDR)

Requesting a Temporary Non-Conforming Use Permit in order to begin providing social services to City and County residents during the time its applications for site plan, variance and rezoning approval are pending at the City.

5. APPEAL NO. 08-28

APPLICANT: 610, LLC

LEGAL: "Progresso Plat", P.B. 2, P. 18, Block 321, Lots 29, 30, 31, 32, 33 & 34

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

RMM-25 (Residential Multifamily Mid Rise/Medium High Density District)

STREET: 610 NW 3rd Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-25.3.A.3.d.i (Neighborhood compatibility requirements – *Bufferyard*)

Requesting a variance to allow 5.6 feet landscape strip, where Code requires 10 feet.

APPEALING: Section 47-25.3.A.3.d.ii (Neighborhood compatibility requirements – *Bufferyard*)

Requesting a variance to allow 5.6 feet setback from the property line when adjacent to residential property, where Code requires 12 feet.

APPEALING: Section 47-25.3.A.3.d.iv (Neighborhood compatibility requirements – *Wall requirements*)

Code requires wall along entire property abutting residential (135 feet), Applicant requesting that existing concrete wall be allowed to remain even though it only extends 115 feet along property line.

APPEALING: Section 47-20.15.5.g (Backout Parking)

Requesting a variance to omit the installation of a required 5 foot sidewalk, where Code requires the installation of 5 feet sidewalk.

APPEALING: Section 47-20.15.5.h (Backout Parking)

Requesting a variance to resurface parking area, where Code requires the installation of brick pavers covering parking surface.

REQUEST FOR REHEARING

6. APPEAL NO. 08-20

APPLICANT: Coral Ridge Ministries Inc.

LEGAL: Coral Ridge Commercial Blvd. add No. 1 52-17 B that PT of TR B & VAC alley lying N of A line, said line being 261.88 N of SW Cor Lot 5 Blk 2, Meas Alg E R/W/L of US 1 & Perpend to said E R/W/L

ZONING: B-1 (Boulevard Business)

STREET: 5554 N. Federal Highway

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-22.3.E (General Regulations – *Detached freestanding signs and pylon signs*)

Requesting a variance to allow sign to be setback 5 feet, where Code requires 20 foot setback when detached signs are located within any zoning district abutting those trafficways subject to the Specific Location Requirements, Interdistrict Corridor Requirements as specified in Section 47-23.9, shall be located a minimum of twenty (20) feet from the property line of the lot or plot on which the sign is located.

The Board of Adjustment DENIED this application by a vote of 0 in favor and 7 against on June 11, 2008

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>

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.