

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, September 10, 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. 08-24 *(Deferred from August 13, 2008)*

APPLICANT: Archdiocese of Miami (Cardinal Gibbons High School)

LEGAL: The East 40 feet of W ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 3, Township 49 South, Range 42 East, said parcel being more particularly described in the application for variance on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: CF-HS (Community Facility-House of Worship and School)

STREET: 2900 N.E. 47th Street and/or 4601 Bayview Drive

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-8.30 (Table of Dimensional Requirements)

Requesting a variance to allow light fixtures mounted on poles at a height of 65 feet (2 poles) and 95 feet (2 poles), where code limits height to 35 feet.

DENIED (6-1)

2. APPEAL NO. 08-33

APPLICANT: Brian and Christine Fingado
LEGAL: "Beach Way Heights Unit B", P.B. 25, P. 27, Lot 64
ZONING: RS-4.4 (Residential Single Family/Low Density District)
STREET: 1272 Seminole Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-19.2.BB (Accessory buildings and structures, general-*Swimming pools, hot tubs and spas*)

Requesting a variance to allow a waterfall/slide feature that is ten (10) feet in height to be located six (6) feet from side property line, where Code requires that such features shall not exceed 2½ feet in height when located within the required yard.

DEFERRED FOR THIRTY (30) DAYS

3. APPEAL NO. 08-23

APPLICANT: Peter Derrig
LEGAL: "Coral Ridge Country Club Addition #1," P.B. 40, P. 18, Block 1, Lot 25 together with all fixtures located therein and improvements located thereon
ZONING: B-1 (Boulevard Business)
STREET: 4200 N. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-23.3 (Setback requirements at rear of business building abutting an alley)

Requesting a variance to allow a zero (0) feet setback from the rear property line for a trash enclosure, where the code requires a fifteen (15) foot setback from the rear property line.

APPROVED (7-0)

4. APPEAL NO. 08-34

APPLICANT: BZ Holdings, LLC
LEGAL: "Beverly Heights", P.B. 1, P. 30, Block 18, Lots 1 and 2
ZONING: RO (Residential Office District)
STREET: 1116 and 1120 E. Broward Boulevard
ADDRESS: Fort Lauderdale, FL

**APPEALING: Section 47-21.9.2.a. (Landscape requirements for vehicular use areas-
Perimeter landscape area)**

Requesting a variance to allow a perimeter landscape area of 0 feet – 28 feet and an average of 12 feet 1¾ inches, where the code provides that the depth of the perimeter landscape shall be a minimum of five (5) feet, a maximum of twenty-eight (28) feet, and an average of ten (10) feet.

APPEALING: Section 47-21.10.B.3. (Landscape requirements for all zoned district)

Requesting a variance to allow 32.91% of landscape area, where the Code requires a minimum of thirty-five percent (35%) of the gross lot square footage shall be in landscaping, maintained by an irrigation system.

APPROVED (7-0)

REHEARING

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

DEFERRED FOR THIRTY (30) DAYS

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.