

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, May 13, 2009 – 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. 09-08 (*Deferred from April 8, 2009*)

APPLICANT: Parkview Townhomes Homeowners Association

LEGAL: "Coral Ridge," P.B. 21, P. 50, Block 11, Lot 11

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

STREET: 2800-2806 NE 15th Street

ADDRESS: Fort Lauderdale, FL

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

Appealing the interpretation of **Section 47-19.3.A** to allow one (1) additional boatlift, where it has been interpreted that there is a requirement for 100 foot separation of the 2 boat lifts.

The relief granted by the Board in (case #2) rendered the interpretation question presented by (case #1) moot, and therefore case #1 need not be entertained by the Board

**2. APPEAL NO. 09-03 (*Rehearing Granted at March 11, 2009 meeting*)
(*Deferred from April 8, 2009*)**

APPLICANT: Parkview Townhomes Homeowners Association
LEGAL: "Coral Ridge," P.B. 21, P. 50, Block 11, Lot 11
ZONING: RMM-25 (Residential Multifamily Mid Rise/Medium High Density District)
STREET: 2800-2806 NE 15th Street
ADDRESS: Fort Lauderdale, FL
APPEALING: Section 47-19.3.A (Boat slips, docks, boat davits, hoists and similar mooring devices)

Requesting a variance to build two (2) boat lifts on a lot of 183.78 foot in width, where code states Boat davits, hoists and similar mooring devices may be erected on seawall or dock and shall be limited to one (1) mooring device per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width.

APPROVED (7-0) WITH CONDITIONS

**3. APPEAL NO. 08-34 (*Request for Extension of Final Order*)
(*Approved on September 10, 2008 (7-0) - Final Order Executed October 8, 2008*)**

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.

WITHDRAWN BY APPLICANT

4. APPEAL NO. 09-09

APPLICANT: Philip and Paula Bogdal

LEGAL: "CJ Hectors Resub of Rio Vista", P.B. 1, P. 24, Block 22, Lot 12

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

STREET: 708 SE 8th Street

ADDRESS: Fort Lauderdale, FL

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

Requesting a variance to allow a 1.7 foot side yard setback, where Code requires a five (5) foot side yard setback.

APPROVED (7-0)

5. APPEAL NO. 09-10

APPLICANT: Ellen & Emil Gasperoni

LEGAL: "Coral Ridge Commercial Blvd. Add." P.B. 43, P. 13, Block 7, Lots 12-17

ZONING: CB (Community Business District)

STREET: 3100 E. Commercial Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-25.3.d.iii (Neighborhood compatibility requirements – *Dumpster regulations*)

Requesting a variance to allow a one (1) foot setback for a 215 sq. ft. dumpster area (20' x 10.75') within the required twelve (12) foot setback when contiguous to residentially zoned property.

DENIED (0-7)

APPEALING: Section 47-21.11.A.6 (Additional landscape requirements for special uses and districts- *Backout parking*)

Requesting a variance to allow a 48 inches landscape buffer (includes vehicle overhang) in lieu of a required five-foot landscape buffer along the front of the back-out parking spaces adjacent to the existing building.

DENIED (0-7)

APPEALING: Section 47-25.3.d (Neighborhood compatibility requirements- *Bufferyard requirements*)

Requesting a variance to allow a wall of 48 foot long, in lieu of the required 210-foot long wall between commercial property and the residential property.

DENIED (0-7)

6. APPEAL NO. 09-11

APPLICANT: Amor Fort Lauderdale, LLC

LEGAL: A portion of the Southwest one-quarter (S.W. ¼) of Section 35, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described in the application for a variance for Appeal No. 09-11, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

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

STREET: 1375-1379 Progresso Drive

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-6.20 (Table of dimensional requirements)

Requesting a variance to allow a rear yard setback of 14 foot 9 inches, where Code requires a minimum of 25 foot rear yard setback when contiguous to residential property.

WITHDRAWN BY APPLICANT

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.