

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

Thursday, November 12, 2009

PLACE OF MEETING: City Hall
City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 7:00 P.M.

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.

Introduction and Roll Call

Approval of the October 14, 2009 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 09-30

APPLICANT: R J D Corporation- Robert J. Davis
LEGAL: Fort Lauderdale Industrial Airpark Sec 1 63-10 B Lot 19
ZONING: AIP (Airport Industrial Park)
ADDRESS: 4987 NW 23 Avenue
DISTRICT: 1

APPEALING: Section 47-14.11 (List of permitted and conditional uses, AIP District)
Requesting a variance to permit product assembly of previously approved materials (steel and miscellaneous) in the Airport Industrial Park District, where the code does not list product assembly of previously approved materials as a permitted use.

3- 4 DENIED

2. Appeal No. 09-31

APPLICANT: Rio Vista Plaza LLC & Grove Rio Vista LLC-James E. Archer
LEGAL: CROISSANT PARK 4-28 B LOT 1 LESS R/W FOR U.S. 1, LOTS 2,3,21,22 & 23,
LOT 24 LESS R/W FOR U.S. 1 BLK 62-L
ZONING: B-1 (Boulevard Business District)
ADDRESS: 1571 South Federal Highway
DISTRICT: 4

APPEALING: Section 5-27(b) (Distances of establishments from Church or School)
Requesting a special exception to allow alcohol sales that is incidental to the sale of food in a restaurant that is within 325 feet from a school, where Code requires a separation of 500 feet.

7- 0 APPROVED

3. Appeal No. 09-32

APPLICANT: LaCuyetunia Seabury Todd
LEGAL: GOLDEN HEIGHTS HOMES 40-28 B LOT 3 BLK 7
ZONING: RS-5 (RESIDENTIAL)
ADDRESS: 2550 NW 16 Court
DISTRICT: 3

APPEALING: Section 39-275 3(g) (Broward County Zoning Code-General provisions)
Requesting a variance to permit a shed located one (1) foot two and three quarter (2 ¾) inches from principal structure, where Broward County Zoning Code requires a minimum of ten (10) feet from any principal and accessory buildings on the same plot.

7- 0 APPROVED

4. Appeal No. 09-33

APPLICANT: Martin L. Zisholtz
LEGAL: FT LAUDERDALE B-40 D LOTS 11 LESS N 18, LOT 12 LESS ST TOGETHER WITH THAT PT OF W1/2 OF VAC'D ALLEY LYING E OF & ADJACENT TO SAID PROP BLK 17
ZONING: H-1 (HISTORIC PRESERVATION DISTRICT)
ADDRESS: 327 SW 2 STREET
DISTRICT: 4

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 within 142 feet from the Entertainment District that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sell alcoholic or intoxicating beverages.

7- 0 APPROVED

5. Appeal No. 09-34

APPLICANT: SCI OREGON FUNERAL SERV INC-LEE LONGINO
LEGAL: POWERLINE ROAD INDUSTRIAL CENTER 65-8 B LOT 14
ZONING: I - (INDUSTRIAL ZONING DISTRICT)
ADDRESS: 796 NW 57 STREET
DISTRICT: 1

APPEALING: Section 47-3.1.B.1 (Nonconforming use)
Requesting a variance to expand a non-conforming crematory, where code states a nonconforming use shall not be enlarged or extended nor shall the building it occupies be enlarged, extended or rebuilt such that the use would occupy a greater area of land than was occupied by the use on the effective date (June 28, 1997) or amendment of the ULDR which causes the use to become nonconforming, nor altered in any way so as to extend or enlarge the scope or area of its operation.

6 - 1 APPROVED

6. **Appeal No. 09-35**

APPLICANT: **5691 LLC**

LEGAL: **CORAL RIDGE ISLES 45-47 B LOT 11 & THAT POR IF PLANTING STRIP
LYING E & ADJ TO NE 14 AVE BET N & S PROP LINES OF LOT 11, 12 N 97
BLK 2**

ZONING: **I – (INDUSTRIAL ZONING DISTRICT)**

ADDRESS: **5691 NE 14 AVENUE**

DISTRICT: **1**

APPEALING: Section 47-19.9.A.2.a (Outdoor uses)

Requesting a variance to permit a solid opaque fence for a contractor's yard, where code requires outdoor storage of goods and materials must be completely screened from abutting residential property and all public rights-of-way by a wall constructed in accordance with the requirements of Sec. 47-19.5, Fences, Walls and Hedges. Such wall shall be a minimum of six and one-half (6 1/2) feet in height and a maximum of ten (10) feet in height.

APPEALING: Section 47-19.9.A.2.b (Outdoor uses)

Requesting a variance to permit a solid opaque fence for a contractor's yard, where code requires outdoor storage of goods and materials must be completely screened from abutting nonresidential property by a wall in accordance with the requirements of Sec. 47-19.5, Fences, Walls and Hedges. Such wall shall be a minimum of six and one-half (6 1/2) feet in height and a maximum of ten (10) feet in height.

1 – 6 DENIED

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>