

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, March 10, 2010

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

TIME OF MEETING: 6:30 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 February 10, 2010 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 09-26 (*Deferred from February 10, 2010 Meeting*)

APPLICANT: SVP Las Olas Limited Partnership
LEGAL: "NEW RIVER CENTER" 151-15, B POR PAR A DESC AS BEG AT WLY MOST NW COR SAID PAR A NE 42.47 E 220.28 SE 42.43, S 110, W 280.05 N 109.94 TO POB
ZONING: RAC-CC (Regional Activity Center-City Center District)
ADDRESS: 100 E. Las Olas Boulevard
DISTRICT: 4

APPEALING: Section 47-20.22.C.3.c (*Temporary parking lots-Standards*)
Requesting a variance to allow overflow parking of valet vehicles on a vacant property without providing perimeter landscaping, where code requires landscape materials shall be installed and continuously maintained around the entire perimeter of the lot.

APPROVED (6-1) WITH CONDITIONS

APPEALING: Section 47-20.22.C.3.d (*Temporary parking lots-Standards.*)
Requesting a variance to allow overflow parking of valet vehicles on vacant property without complying with the minimum landscaping along all perimeters, where code requires landscape area shall have a minimum depths of five (5) feet and an average of ten (10) feet along all perimeters.

APPROVED (5-2) WITH CONDITIONS

APPEALING: Section 47-20.22.C.3.e (*Temporary parking lots-Standards.*)
Requesting a variance to allow overflow parking of valet vehicles on a vacant property without providing surface water/drainage plans, where code requires surface water/drainage plans shall be in accordance

with the requirements of the Broward County Department of Natural Resource Protection permitting requirements.

NOTE: Board did not vote on this Section as it was determined the Board does not have jurisdiction, as it falls within the purview of Broward County.

APPEALING: Section 47-20.22.C.3.g (Temporary parking lots-*Standards.*)

Requesting a variance to allow overflow parking of valet vehicles on a vacant property without providing light fixtures, where code requires any temporary parking lot which will be in operation at any time during the period of one-half (½) hour after dusk to one half (½) hour before dawn shall provide a minimum maintained foot candle illumination of two (2) foot candles throughout the lot during this period of time.

DENIED (2-5)

2. Appeal No. 10-03

APPLICANT: Stephen L. Goldstein

LEGAL: "Coral Ridge Isles", P.B. 45, P. 47, Block 43, Lot 37

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

STREET: 1448 NE 55th Street

ADDRESS: Fort Lauderdale, FL

DISTRICT: 1

APPEALING: Section 47-5.31 (Table of dimensional requirements for the RS-8 district)

Requesting a variance to allow a 23-foot front yard setback, where Code requires a minimum of 25 feet.

APPROVED (7-0)

3. Appeal No. 10-04

APPLICANT: Bruce and Loren Harlan

LEGAL: "South New River Isles Sec. D", P.B. 40, P. 5, Lot 109

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

ADDRESS: 1301 Orange Isle

DISTRICT: 4

APPEALING: Section 47-5.31 (Table of dimensional requirements for the RS-8 district)

Requesting a variance to allow a 23 foot 6 inches rear yard setback on the waterway, where Code requires a minimum of 25 feet.

APPROVED (5-2)

4. Appeal No. 10-05

APPLICANT: Villaggio Di Las Olas, Inc.

LEGAL: "Beverly Heights", P.B. 1, P. 30, Block 21, Lots 3-6, 13 & 14

ZONING: B-1 (Boulevard Business District)

ADDRESS: 1109 E. Las Olas Blvd.

DISTRICT: 4

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

Requesting a Special Exception to allow alcohol sales that is incidental to the sale of food in a restaurant that is with 98 feet from (Tuscan Grill) and 112 feet from another establishment (Trata Greek Taverna), where Code requires a separation of 300 feet.

APPROVED (7-0)

5. Appeal No. 10-06

APPLICANT: Judy Sanchez

LEGAL: "Rio Vista Isles", P.B. 7, P. 47, Block 27, Lot 3

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

ADDRESS: 908 SE 9th Street

DISTRICT: 4

APPEALING: Section 47-5.31 (Table of dimensional requirements for the RS-8 district)

Requesting a variance to allow a 6-foot rear yard setback, where Code requires a minimum of 15 feet.

APPEALING: Section 47-19.2.A.5.a (Accessory buildings and structures, general – Accessory dwellings)

Requesting a variance to permit an existing accessory dwelling on a 6,250 square foot lot, where Code requires a minimum parcel size of 10,890 square feet.

APPROVED (7-0)

6. Appeal No. 10-07

APPLICANT: Bay Colony Exxon, Inc.

LEGAL: 12-49-42 W ³/₄ OF SW ¹/₄ OF SE 1/4 LYING E OF FED HWY AS DESC IN OR 3525/146; AND 13-49-42 W ³/₄ OF W ¹/₂ OF NE ¹/₄ LYING E ST RD & N OF NE 55 CT

ZONING: B-1 (Boulevard Business District)

ADDRESS: 5556 N. Federal Highway

DISTRICT: 1

APPEALING: Section 47-20.5.C.6.c (General design of parking facilities – Adjacent to trafficway)

Requesting a variance to allow one (12' x 22') stacking area adjacent to a traffic way, where the Code requires two (12' x 22') stacking areas.

APPROVED (7-0)

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.