

## AGENDA

### CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, May 12, 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 April 14, 2010 Minutes**

#### **Public Sign-In/Swearing-in**

#### **1. Appeal No. 10-11**

**APPLICANT:** Douglas R. Hoffman

**LEGAL:** "Victoria Highlands", P.B. 9, P. 47, Block 5, the S. 40'  
of Lot 6 & the N. 20' of Lot 7

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

**STREET:** 729 NE 19th Avenue

**ADDRESS:** Fort Lauderdale, FL

**DISTRICT:** 2

**APPEALING:** Section 47-5.11 (List of permitted and conditional uses, RS-8 Residential Single Family/Low and Medium Density District)

Appealing the interpretation of Section 47-5.11, to allow two (2) detached structures to be considered as "A" single Family Dwelling, Standard.

**APPEALING:** Section 47-5.11 (List of permitted and conditional uses, RS-8 Residential Single Family/Low and Medium Density District)

Requesting a variance to permit two (2) detached structures to be considered a Standard Single Family dwelling, where the code defines a single family dwelling standard as a building containing one dwelling unit that is not attached to any other dwelling by any means, and is surrounded by open space or yards.

**2. Appeal No. 10-12**

**APPLICANT:** Southport Retail, LLC

**LEGAL:** "Herzfelds Add to Lauderdale Harbors", P.B. 35, P 22. The W. 988 ft. of the S. 470 ft. less the E. 175 ft. of the S. 150 ft, and the W. 500 feet of the S. 470 ft. less the S. 150 ft. of the West 150 ft in Block 6, being more particularly described in the application for a variance on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

**ZONING:** B-1 (Boulevard Business)

**ADDRESS:** 1303 SE 17<sup>th</sup> Street

**DISTRICT:** 4

**APPEALING:** Section 47-22.3.F (General regulations – *Directional signs*)

Requesting a variance to allow the tenant's name or logo to cover 100% of the face panel in lieu of an arrow or other directional information, where Code allows 8 sq. ft., maximum and only 25% of face can be covered for the owner's name or logo.

**APPEALING:** Section 47-22.3.P (General regulations – *Shopping center or strip store signs*)

Requesting a variance to allow an illuminated wall directory of occupants for 8 alcove tenants, size 3' 2" x 36' and a total of 114.12 sq. ft., where Code requires it to be detached free-standing.

**3. Appeal No. 10-13**

**APPLICANT:** Dan Miller

**LEGAL:** "Harbour Heights Add.", P.B. 35, P. 21, Block 7, Lot 46

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

**ADDRESS:** 1901 SE 21<sup>st</sup> Avenue

**DISTRICT:** 4

**APPEALING:** Section 47-19.2.G.2 (Accessory building and structures, general - *Decks*)

Requesting a variance to permit a 3.5 foot side yard setback for the construction of an above grade deck, where Code requires above-grade deck to be no closer than five (5) feet from any property line.

**APPEALING:** Section 47-19.2.G.2 (Accessory building and structures, general – *Freestanding shade structures*)

Requesting a variance to permit a deck at a height of 5 foot 11½ inches, where the code limit decks to a maximum height of two and one half (2½) feet above the finished floor elevation of the ground floor of the principal building.

**APPEALING: Section 47-19.2.P (Accessory building and structures, general – Freestanding shade structures)**

Requesting a variance to allow a freestanding shade structure to be 16 foot 2 inches in height, where the code has a maximum height of twelve (12) feet measured from the ground to the top of the structure.

**APPEALING: Section 47-19.2.P (Accessory building and structures, general – Freestanding shade structures)**

Requesting a variance to permit a freestanding shade structure to be 4 foot 7 inches, where the code requires a minimum of ten (10) feet from the wetface of the seawall when abutting a waterway.

**4. Appeal No. 10- 14**

**APPLICANT: Lucky 14, LLC**

**LEGAL: “Colee Hammock”, P.B. 1, P. 17, Block 33, Lots 15 & 16**

**ZONING: B-1 (Boulevard Business)**

**ADDRESS: 1415 E. Las Olas Blvd.**

**DISTRICT: 4**

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

Requesting a special exception to allow the sale of alcohol at a distance of 150 feet from another establishment (Smith & Jones) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sells alcoholic or intoxicating beverages.

**5. Appeal No. 10-15**

**APPLICANT: Robert Seymour**

**LEGAL: “Fairfax Brolliar Addition Sec. 5”, P.B. 40, P. 27, Block T, Lot 1**

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

**STREET: 3611 SW 21st Street**

**ADDRESS: Fort Lauderdale, FL**

**DISTRICT: 3**

**APPEALING: Section 47-5.11 (List of permitted and conditional uses, RS-8 Residential Single Family/Low and Medium Density District)**

Appealing the interpretation of Section 47-5.11 – Front yard setback.

**APPEALING: Section 47-5.11 (List of permitted and conditional uses, RS-8 Residential Single Family/Low and Medium Density District)**

Requesting a variance to permit 15-foot front yard setback, where Code requires 25-foot minimum front yard setback.

**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.***