

AGENDA

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, October 13, 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 September 8, 2010 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 10-14 (Deferred from September 8, 2010)

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)

On May 12, 2010 the BOA approved a variance from ULDR Section 5-26(b) - Requesting a special exception to allow the sale of alcohol at a distance of 150 feet from another establishment (Smith & Jones) that sells alcohol, in its approval the Board imposed conditions of approval. Applicant is requesting to amend Condition #1 stating that the last seating would be no later than 10:00 p.m.

2. Appeal No. 10-35 (Deferred from September 8, 2010)

APPLICANT: Carbogen Corporation
LEGAL: The North 87.50 feet of Tract "D", "Lauderdale Harbors Shopping Center," according to the plat thereof; as recorded in P.B. 48, P.19
ZONING: B-1 (Boulevard Business)
ADDRESS: 1041 SE 17th Street
DISTRICT: 4

APPEALING: Section 47-6.11 (List of permitted and conditional uses, Boulevard Business (B-1) District)

Requesting a variance to install a wind turbine generator, 14 foot 5 inches above the roof of a 3-story commercial building, with an overall height of 62 feet 2 inches above grade, where Code does not list it as a permitted accessory use or structure.

APPEALING: Section 47-19.2.Z (Accessory buildings and structures, general – Roof mounted structures)

Requesting a variance to install a wind turbine generator, 14 foot 5 inches above the roof of a 3-story commercial building, with an overall height of 62 feet 2 inches above grade, where the Code states that roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure.

3. Appeal No. 10-37

APPLICANT: Island House East/Michael Amrich
LEGAL: Island House East Condominium, Lot 53, Island No. 4, Nurmi Isles, P.B. 24, P. 43
ZONING: RMM-25 (Residential Mid-Rise Multifamily/Medium High Density)
ADDRESS: 40 Isle of Venice Drive
DISTRICT: 2

APPEALING: Section 47-21.10.3 (Landscape requirements for all zoned districts)

Requesting a variance to reduce the required 35% landscape area to 20% to provide three (3) additional parking spaces.

4. Appeal No. 10-38

APPLICANT: FL Grande, LLC
LEGAL: Situated in the County of Broward, State of Florida, and known as being a part of Government lot 1, Section 14, Township 50 South, Range 42 East, and also part of Government Lot Nine, Section 13, Township 50 South, Range 42 East, and more particularly described in the application for a variance for Appeal on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: RMH-60 (Residential High Rise/High Density District)
ADDRESS: 1881 SE 17th Street
DISTRICT: 4

APPEALING: Section 47-22.4.C.3.A (Maximum number of signs at one location and special requirements in zoning districts-*Special regulations*)

Requesting a variance to allow two (2) signs measuring 144 sq. ft. in area, where the Code allows a maximum of 15 sq. ft. in area for each street front sign as an accessory to hotels, motels, located on the same lot.

APPEALING: Section 47-22.3.G (General regulations – *Flat signs/wall signs*)

Requesting a variance to allow two (2) wall signs measuring 385 sq. ft. in area on two (2) building facades, where the Code permits a maximum of 300 sq. ft. of sign area.

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.