

## AGENDA

### **CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING**

WEDNESDAY, December 8, 2010

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

**TIME OF MEETING:** 6:30 P.M.

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**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 November 10, 2010 Minutes**

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

#### **1. Appeal No. 10-40**

**APPLICANT:** City of Fort Lauderdale

**LEGAL:** STRANAHANS SUB LOTS 13 TO 18, BLK 14 FT LAUDERDALE 3-10 D  
LOTS 6 THRU 17, LESS RD R/WS AS DESC IN OR 8156/401 BLK B

**ZONING:** RAC-CC (Regional Activity Center- City Center District)

**ADDRESS:** 100 SE 1 Street

**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 249 feet from a Church (First United Methodist), where Code requires a separation of 500 feet.

**2. Appeal No. 10-41**

**APPLICANT:** Bal Harbour Square, LLC (Louis Carosella)

**LEGAL:** "Carosella Plat" P.B. 170, P. 27, FVS Plat No. 2, P.B. 123, P. 9, 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:** B-1 (Boulevard Business)

**ADDRESS:** 1800 N. Federal Highway

**DISTRICT:** 2

**APPEALING: Section 47-20.17.B (Vehicular reservoir spaces for drive-thru facilities)**

Requesting a variance to allow a bank to have four (4) vehicle reservoir spaces for each drive-thru teller service position where the ULDR Sec. 47-20.17.B requires banks to have six (6) vehicle reservoir spaces per drive thru teller service position.

**3. Appeal No. 10-42**

**APPLICANT:** James Barnett, Trustee of the James Barnett Revocable Trust

**LEGAL:** Parcel "A excepting the northerly 15' thereof of Block 6, of Resubdivision of Blocks 5 & 6 of Venice, Plat Book 47, Page 26.

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

**ADDRESS:** 534 Bontona Avenue

**DISTRICT:** 2

**APPEALING: Section 47-19.2.CC (Accessory buildings and structures, general-Tennis Courts)**

Requesting a variance to allow a tennis court accessory to a single-family structure to be located within ten (10) feet of the front property line, where the ULDR does not permit a tennis court to be located in the front yard.

**4. Appeal No. 10-44**

**APPLICANT:** 1415 Banyan House, LLC

**LEGAL:** The North 70 Feet of Lots 9 and 10, Block 48 of "Colee Hammock" according to the plat thereof, as recorded in P.B. 1, P. 17

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

**ADDRESS:** 314 SE 16<sup>th</sup> Avenue

**DISTRICT:** 4

**APPEALING: Section 47-3.2.B.1 (Nonconforming structure)**

Requesting a variance to allow a garage to be altered to a bedroom, where the Code prohibits altering of non-conforming buildings.

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

Requesting a variance to permit a garage to be converted to bedroom with a nineteen (19) foot front yard setback, where the Code requires a twenty-five (25) foot 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.***