

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, January 12, 2011

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 December 8, 2010 Minutes

Public Sign-In/Swearing-in

1. Appeal No. 10-35

Appeal No. 10-35 was heard by the BOA on October 13, 2010. On November 10, 2010 the Board adopted a Motion for Reconsideration of Appeal No. 10-35.

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.

Motion to approve reconsideration failed (0-7)

2. Appeal No. 10-36 (Deferred from September 8, 2010)

APPLICANT: Donna and Eddy Korbel
LEGAL: The South 10 feet of Lot 12 and all of Lot 13, Block 3, "Hall's Addition to Fort Lauderdale FLA.", according to the plat thereof as recorded in P.B. 1, P. 134
ZONING: RS- 8 (Residential Single Family/Low Medium Density District)
ADDRESS: 501 NE 12th Avenue
DISTRICT: 2

APPEALING: Section 47-19.5.B.2 (Fences, walls and hedges)
Requesting a variance to permit a 5-foot high chain-link fence to be installed with a zero (0) foot corner yard setback, where Code requires a minimum of three (3) foot setback when abutting a street.

APPROVED (7-0)

3. Appeal No. 11-01

APPLICANT: McDonalds USA LLC
LEGAL: The Northerly 150 feet of Lot 7 in Block 61 of "Coral Ridge Galt Addition No. 1", according to the Plat thereof as recorded in Plat Book 31, at Page 37 of the public Records of Broward County, Florida
ZONING: B-1 (Boulevard Business)
ADDRESS: 2700 N. Federal Highway
DISTRICT: 1

APPEALING: Section 47-23.9.A.1 (Interdistrict corridor requirements)
Requesting a variance to permit four (4) parking spaces within the twenty-foot (20') yard abutting Federal Highway, where the Code states that no parking shall be permitted within the twenty-foot (20') required yard.

APPROVED (6-1)

APPEALING: Section 47-23.9.A.1 (Interdistrict corridor requirements)
Requesting a variance to allow 9.5 foot yard abutting Federal Highway, where the Code states that a twenty-foot (20') yard shall be required for any development on property which abuts North Federal Highway between Sunrise Boulevard and the Northern City limits.

APPROVED (6-1)

APPEALING: Section 47-20.17.A (Vehicular reservoir space for drive-thru facilities)

Requesting a variance to allow 20 x 8.5 foot vehicle reservoir spaces, where the Code requires that vehicle reservoir spaces shall be twenty (20) feet long by ten (10) feet wide.

APPROVED (7-0)

APPEALING: Section 47-21.9.A.2.b (Landscaping requirements for vehicular use areas)

Requesting a variance to allow a landscape buffer of 2.35 foot along the North property line and 2.44 ft. along the South property line, where the Code requires the minimum depth of the landscape area shall be 2½ foot along the perimeter of a parcel of land, which does not abut a street.

APPROVED (7-0)

APPEALING: Section 47-22.4.A.1 (Maximum number of signs at one location and special requirements in zoning districts)

Requesting a variance to allow one (1) freestanding sign and three (3) wall signs, where the Code states that the maximum number of signs allowed is two (2) signs, no more than one (1) being a freestanding sign.

DENIED (2-5)

REQUEST FOR REHEARING

4. 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.

DEFERRED FOR THIRTY (30) DAYS

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.