

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, September 14, 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 August 10, 2011 Minutes

Public Sign-In/Swearing-in

1. APPEAL NO. 11-03 (Deferred from February 9, 2011)

APPLICANT: Louis James

LEGAL: Lots 1-4, less the Right-of-Way for Sistrunk Blvd. together with Lots 47-50, Block 4 of Lincoln Park corrected Plat, according to the Plat thereof, as recorded in Plat Book 5, Page 2.

ZONING: RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District) & CB (Community Business District)

STREET: 1447 NW 6th Street

ADDRESS: Fort Lauderdale, FL

DISTRICT: 3

APPEALING: Section 47-20.11.A (Geometric standards)

Requesting a variance to permit a 23-foot drive aisle width on the East side of the Building, where Code requires a minimum of 24-foot drive aisle width.

DEFERRED FOR SIX (6) MONTHS

2. APPEAL NO. 11-07 (Deferred from July 13, 2011)

APPLICANT: Q Club Hotel, LLC.
LEGAL: "Birch Oceanfront Subdivision" P.B. 19, P. 26 and all of Block D
ZONING: ABA (A-1-A Beachfront Area)
STREET: 505 N. Fort Lauderdale Beach Boulevard
ADDRESS: Fort Lauderdale, FL
DISTRICT: 2

APPEALING: Section 47-12.5.B.5 (List of Permitted Uses, A1A Beachfront Area (ABA) District)

Requesting a variance to install fourteen (14) Wind Turbines, 8 at the lower level and 6 on the roof. (Two (2) are mounted on the front (east side) at the 2nd floor level and extending up to the 3rd floor level. Three (3) are mounted on the South side, at the 3rd floor level and extending approximately 3 feet pass the 7th floor level. Three (3) are mounted on the North side at the 3rd floor level and extending approximately 3 feet pass the 7th floor level), where the Code does not list Wind Turbines as a permitted use.

APPROVED AS TO 6 WIND TURBINES ON THE ROOF (5-2)

DENIED AS TO REMAINDER OF VARIANCE REQUEST (4-3)

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

Requesting a variance to install six (6) Wind Turbines on a roof without screening, where Code requires that roof mounted structures such as air conditioners and satellite dish antennas be screened at least 6 inches above the top most surface of the roof mounted structure.

APPROVED (5-2)

3. APPEAL NO. 11-18

APPLICANT: Crockett & Cindy Herd
LEGAL: "Colee Hammock", P.B. 1, P. 17, Lot 21 W 25,22,23, Block 36
ZONING: RS- 8 (Residential Single Family/Low Medium Density District)
STREET: 1300 Brickell Drive
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: Section 47-5-31 (Table of dimensional requirements for the RS-8 district)

Requesting a variance to permit a 19 foot 4 inch front yard setback to allow a garage addition to extend 5 foot 8 inches into the required front yard, where Code requires a minimum of 25 foot front yard setback.

APPROVED (7-0)

4. APPEAL NO. 11-19

APPLICANT: Big Al's Bail Bonds LLC
LEGAL: "Crossant Park South River Sec. 8-20," B Lot 3
W. 30, 4 E 35 Block 31
ZONING: ROC (Planned Residential Office District)
STREET: 300 SW 12th Street
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: **Sec. 47-5.60.E.9 (Residential office zoning district-*Approval of development plan*)**

Requesting a variance for a change in use from Residential to a Professional Office, through the site plan Level I review (Administrative Review Process), where the regulations of Sec. 47-5.60.E.9 (ROC Zoning District) requires a Site Plan Level III review (DRC and Planning and Zoning Board).

WITHDRAWN BY APPLICANT

5. APPEAL NO. 11-20

APPLICANT: Chris Chittero
LEGAL: "Crossant Park River," Lot 34, Block 18
ZONING: RD-15 (Residential Single /Duplex/Low Medium Density District)
STREET: 213 SW 11th Court
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: **Sec. 47-5.32 (Table of dimensional requirements for the RD-15 and RDs-15 district)**

Requesting a variance to enclose a carport to create a den and bathroom with a 3 foot 6 inch side yard setback, where the Code requires a minimum of five (5) foot side yard setback.

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.