

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, October 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 September 14, 2011 Minutes

Public Sign-In/Swearing-in

1. APPEAL NO. 11-22

APPLICANT: Bal Harbour Square, LLC
LEGAL: A portion of Parcel A, F.V.S. Plat No. 2, P.B. 123, P. 9
ZONING: B-1 (Boulevard Business)
STREET: 1800 N. Federal Highway
ADDRESS: Fort Lauderdale, FL
DISTRICT: 2

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

Requesting a variance for 5 signs, (one freestanding and 4 wall signs), where the Code permits three (3) signs, no more than one (1) being a freestanding sign.

APPEALING: Section 47-22.3.E (General regulations- Detached freestanding signs and pylon signs)

Requesting a variance to allow a freestanding sign to be setback 5 feet, where the Code states that any detached signs abutting streets along the Interdistrict Corridor as specified in Section 47-23.9 shall be located a minimum of twenty (20) feet from the property line of the lot or plot on which the sign is located, except for ground signs which shall have a five (5) foot setback and shall not be located in the sight triangle.

DEFERRED FOR THIRTY (30) DAYS

2. APPEAL NO. 11-23

APPLICANT: Second Avenue Properties

LEGAL: Lauderdale 2-9D, Lot 1S65, 2S65 less W5 Blk 126, Lot 21 E ½,
Lots 22, 23, 24 all less RD R/W Blk 126

ZONING: B-1 (Boulevard Business) / RM-15 (Residential Multifamily Low Rise/Medium
Density District)

STREET: 311 SW 24th Street

ADDRESS: Fort Lauderdale, FL

DISTRICT: 4

APPEALING: Section 47-23.9.B.2.b (Interdistrict corridor requirements – *first floor transparency*)

Requesting a variance to allow a reduction of the total transparency requirement for the South side of the building facing SR84 from 35% to +/-20% in total where the Code states that a minimum of thirty-five percent (35%) of the first floor facade of a building facing State Road 84 shall utilize transparent elements such as windows, door and other fenestration.

APPROVED (7-0)

APPEALING: Section 47-25.3.A.3.d.iv (Neighborhood compatibility requirements – *wall requirements*)

Requesting a variance to eliminate the requirements for a wall on the South edge of the alley, where the Code states that a wall shall be required on the nonresidential property, a minimum of five (5) feet in height.

TABLED FOR ONE HUNDRED EIGHTY (180) DAYS

APPEALING: Section 47-25.3.A.3.d.i (Neighborhood compatibility requirements – *Landscape strip requirements*)

Requesting a variance to reduce the landscape buffer to 9.8 feet on the North side, where the Code states that a ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

TABLED FOR ONE HUNDRED EIGHTY (180) DAYS

APPEALING: Section 47-25.3.A.3.d.ii (Neighborhood compatibility requirements – parking restrictions)

Requesting a variance to permit parking located within 10.5 feet of the residential property line, where the code states that no parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

TABLED FOR ONE HUNDRED EIGHTY (180) DAYS

APPEALING: Section 47-20.5.C.2 (General design of parking facilities)

Requesting a variance to allow the alley to be used as internal circulation, where the Code states that internal circulation within the parking area must be maintained on site and shall not be blocked by parking spaces.

TABLED FOR ONE HUNDRED EIGHTY (180) DAYS

APPEALING: Section 47-20.5.C.6 (General design of parking facilities – *minimum stacking distance*)

Requesting a variance to allow the alley (public right-of-way) to be used as inbound stacking, where the Code states adequate stacking distance shall be required for both inbound and outbound vehicles to facilitate the safe and efficient movement between the public right-of-way and the development. An inbound stacking area shall be of sufficient size to insure that vehicles will not obstruct the adjacent roadway, the sidewalk and the circulation within the facility. An outbound stacking area shall be required to eliminate backup and delay of vehicles within the development. The minimum number of stacking paces shall be provided on site inclusive of the vehicle being served as applicable, except as provided for outbound vehicles.

TABLED FOR ONE HUNDRED EIGHTY (180) DAYS

APPEALING: Section 47-20.15.3 (Backout parking)

Requesting a variance to allow back-out parking, where the Code states that backout parking may not be located on or require vehicular movement over bufferyards, as required by Neighborhood Compatibility Requirements, Sec. 47-25.3. The design of backout parking shall conform with this Section 47-20, and all backout parking spaces shall be provided entirely on-site. Backout parking spaces for residential uses and hotels shall have one (1) peninsular landscape area for every two (2) spaces. For all other uses there shall be one (1) peninsular landscape area for every four (4) spaces.

TABLED FOR ONE HUNDRED EIGHTY (180) 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.