

AGENDA

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, December 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 November 9, 2011 Minutes

Public Sign-In/Swearing-in

1. APPEAL NO. 11-22 (*Deferred from November 9, 2011*)

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 47-22.3.P. (General regulations- *Shopping center or strip store signs*)

Requesting a variance to allow one (1) additional flat wall sign (making a total of 3 signs on the building), where the Code states that each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted.

2. APPEAL NO. 11-26

APPLICANT: Reef Development, Inc.
LEGAL: "Beach Way Heights," Unit B, P.B. 25, P. 27, Lot 73 Less S 10 feet
ZONING: RS-4.4 (Residential Single Family/Low Density District)
STREET: 1200 Seminole Drive
ADDRESS: Fort Lauderdale, FL
DISTRICT: 1

APPEALING: Section 47-5.30 (Residential Single Family/Low Density District)

Requesting a variance to allow the height of the structure along the side yard to extend to 25 feet where code states where a building exceeds 22 ft in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 foot.

3. Appeal No. 11-27

APPLICANT: Thomas Tharrington
LEGAL: "Stilwell Isles", P.B. 15, P. 26, Block 2, Lot 2 Less N. 10.58 feet
ZONING: RS-4.4 (Residential Single Family/Low Density District)
ADDRESS: 308 Royal Plaza Drive
DISTRICT: 2

APPEALING: Section 47-5.30 (Residential Single Family/Low Density District)

Requesting a variance to allow the height of the structure along the (North) side yard to extend 27 feet 3 inches where code states where a building exceeds 22 ft in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 foot.

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

Requesting a variance to enlarge a non-conforming structure, where code the Code states that a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

4. Appeal No. 11-28

APPLICANT: Angelo Miele, Jr.
LEGAL: "Progresso", P.B. 2, P. 18, Block 279, Lots 20, 21 & 22, less the E 15 ft.
of said Lots
ZONING: I (General Industrial)
ADDRESS: 705 NW 7th Avenue
DISTRICT: 3

APPEALING: Section 47-18.4.C (Automotive repair shop)

Requesting a variance to allow a minimum lot width of 75 feet for Automotive Repair, where the Code states that lots shall have a minimum lot size of one hundred (100) feet in width on front property line, and one hundred (100) feet in depth.

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.