

AGENDA RESULTS

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, June 13, 2012

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 May 23, 2012 Minutes

Public Sign-In/Swearing-in

1. APPEAL NO. 12-13

APPLICANT: Philip L Grey
LEGAL: "Bossert Isles 46-42B, TR A W 70 AKA Lot 45
ZONING: RS- 8 (Residential Single Family/Low Medium Density District)
STREET: 1725 SW 17 th Street
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: Section 47-19.2.P (Freestanding Shade Structure)

Requesting a variance to permit a free standing shade structure 3 feet 6 inches from the waterway, where code states Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway.

WITHDRAWN

2. APPEAL NO. 12-16 (deferred from April 11, 2012)

APPLICANT: Las Olas Harbor Club LLC
LEGAL: "Lauder del Mar", P.B. 7- 30B, Block 11, Lot 11
ZONING: IOA (Residential Single Family/Low Medium Density District)
STREET: 1 N Birch Road
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: Section 47-19.3 (Boat slips, docks, boat davits, hoist and similar mooring structures)

Requesting a variance to allow use of five (5) existing permitted boat slips as an accessory use, without the existence of a principal building as the previous principal building has been removed where the code states that no boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway.

The applicant is also requesting that such variance be a limited term variance, which would permit use of the existing boat slips/docks without a principal structure until either a new principal structure is constructed, or until the applicant's development permit extension expires.

DEFERRED FOR 30 DAYS (7-0)

3. APPEAL NO. 12-18

OWNER: Housing Authority of Fort Lauderdale
AGENT: Nectaria Chakas, Lochrie and Chakas
LEGAL: "Sunnyland homes" NO 1, B. 49 P. B PARCELS A & B
ZONING: RMM-25
STREET: 826 NW 12 Terrace
ADDRESS: Fort Lauderdale, FL
DISTRICT: 3

APPEALING: Section 47-19.2.X (Accessory buildings and structures, general.)

Requesting a variance to allow an accessory private recreational facility to be located on a different plot than the residential development where the code states that a private open space and/or indoor or outdoor recreation facilities when permitted accessory to a multifamily, cluster, or townhouse development shall be located on the same plot as the residential development.

APPROVED (7-0)

WITH CONDITIONS: (1) no outdoor use permitted after dark; (2) must have 6' high fence; (3) no outside speakers permitted; and (4) must have video surveillance

4. APPEAL NO. 12-19

OWNER: Irmhild Scafer Comte
AGENT: Mark Antonelli, Genco Real Estate Construction Management
LEGAL: "STRANAHANS" SUB 3-115 D 2-B. 50 P.42 LOT 22 BLK E
ZONING: RC-15
STREET: 1308 NE 4 ST
ADDRESS: Fort Lauderdale, FL
DISTRICT: 2

APPEALING: Section 47-19.2.S (Accessory buildings and structures, general)

Requesting a variance to allow mechanical equipment within the side yard setback at a distance of 3 feet 6 inches from the property line where the code states that mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line.

DENIED (4-3)

5. APPEAL NO. 12-20

OWNER: Holman Automotive Inc., DBA Holman Honda Fort Lauderdale
AGENT: Hope Calhoun
LEGAL: 1 - PROGRESSO RESUB BLKS 211 E1/2, 212 W1/2 68-10 B, PARCEL A LESS S 75 OF E 7.5
ZONING: B-2
STREET: 12 E Sunrise Blvd,
ADDRESS: Fort Lauderdale, FL
DISTRICT: 2

APPEALING: Section 47-22.3.E.1 (Business zones)

Requesting a variance to allow one additional freestanding sign at a height of fourteen (14) feet where the code states that a detached, freestanding sign shall not exceed a height of ten (10) feet above the grade of the street closest to the sign.

DENIED (4-3)

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

Requesting a variance to allow two additional signs (one wall sign and one freestanding sign as stated above) on a property abutting four streets where the code states that the total number of signs on any one (1) lot or plot shall not exceed four (4).

APPROVED (7-0)

WITH CONDITION THAT ADDITIONAL REQUESTED SIGNS SHALL BE
REMOVED AT END OF USE

HISTORY:

This subject site was previously approved under case number 07-06 on March 14, 2007 to allow for a total of seven (7) signs where the code states that the total number of signs on any one (1) lot or plot shall not exceed four (4).

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.