

AGENDA

CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, July 11, 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 June 13, 2012 Minutes

Public Sign-In/Swearing-in

1. APPEAL NO. 12-16 (deferred from June 14, 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.

2. APPEAL NO. 12-22

OWNER: Victoria M. Brown
AGENT: Joseph M. Thomas, AIA
LEGAL: LOT 4-5, 6, 7, & 8, OF BLOCK 262 OF "PROGRESSO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
ZONING: RMM-25

STREET: 835/841 NW 3rd Avenue
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: Section 47-18.8.J (Dispersal Requirements)

Requesting a variance to allow a Child Day Care Facility within a distance of one thousand four hundred and eighty-six (1,486) feet of another Child Day Care Facility where the code states that no child day care facility shall be located nor shall a child day care facility be enlarged, increased in licensed capacity as previously authorized by the state or expanded in any respect, nor converted from one (1) category of use to another, if located within one thousand five hundred (1,500) feet of any other child day care facility or any existing social service residential facility (SSRF), as described in [Sec. 47-18.32](#), excluding level I SSRF located in a residential district.

3. APPEAL NO. 12-23

OWNER: Las Olas Place II, LLC
AGENT: Courtney Crush P.A.
LEGAL: HIMMARSHEE PARK 1-20 B POR LOT 1 TO 5 DESC AS: COMM NE LOT 5, NW 105.65 TO POB, NW 86.86, W 195.36, SE 33.45, SE 25.58, SE 41.02, SE 114.06, SE 88.03, SE 36.52, SE 28.22, NE 10.61, NW 32.53, NW 34.80, NW 85.38, NW 64.29, E 12.91, N 1.67, E 2.50, S 1.58, E 3.34, SE LY 4.92, NE 19.17, SE 133.33, SW 2.08, SW 8.85, SE 7.35, NE 27.93, SE 20.67, NE 20.66, SE 1.33, NE 47.50, SE 5.67, NE 14.58, NW 5.67, NE 8, NW 8.25, NE 20.75, NW 76.41, NE 27.92, NELY 13.50 TO POB; AKA: COMMERCIAL AREA; HIMMARSHEE LANDING

ZONING: B-1
STREET: 1200 East Las Olas Boulevard
ADDRESS: Fort Lauderdale, FL
DISTRICT: 4

APPEALING: Section 47-22.4.A.2 (Multiple Tenant Office Building)

Requesting a variance to allow alternate building identification signage differing from the existing building identification sign (facing the frontage of Tarpon Drive) to be placed on one (1) ground sign and one (1) flat sign (both facing the frontage of Las Olas Boulevard) where the code states that any building which contains two (2) or more office tenants will be permitted one (1) building identification flat sign on each street frontage and only one (1) building identification ground sign.

4. APPEAL NO. 12-25

OWNER: 69th Street Properties, LP
AGENT: Scott Backman, Esq. – Siegel, Lipman, Dunay, Shepard * Miskel, LLP
LEGAL: CORAL RIDGE ISLES 45-47 B PARCEL B LESS PT DESC'D AS, COMM AT SW COR OF LOT 2 BLK 39, ELY 107.72 TO POB, SLY 115, ELY 91 TO W R/W/L OF NE 18 AVE, NLY 136.5 M/L TO SE COR OF LOT 1 BLK 39, WLY TO POB & LESS PT DESC'D IN OR 8508/723; TOGETHER WITH LOTS 5 THRU 10 BLK 39

ZONING: CB
STREET: 5021 NE 18th Avenue
ADDRESS: Fort Lauderdale, FL
DISTRICT: 1

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

Requesting a variance to allow reconstruction of two existing freestanding signs at a height of twenty-six and one-half (26.5) feet on Commercial Boulevard and at a height of sixteen and one-half (16.5) feet on NE 18th Avenue 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.

APPEALING: Section 47-22.3.P (Shopping center or strip store signs)

Requesting a variance to allow occupants to occupy more space on the sign than any other occupant where the code states that such signs may bear the name of the shopping center or a directory of

occupants, or a combination of the shopping center name and a directory of occupants. No occupant may occupy more space on the sign than any other occupant.

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.