

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

**WEDNESDAY, August 13, 2008 – 6:30 P.M.
CITY HALL**

**CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

Sec. 47-33.1. 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.

1. APPEAL NO. 08-24 *(Deferred from June 11, 2008)*

APPLICANT: Archdiocese of Miami (Cardinal Gibbons High School)

LEGAL: The East 40 feet of W ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 3, Township 49 South, Range 42 East, said parcel being more particularly described in the application for variance on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: CF-HS (Community Facility-House of Worship and School)

STREET: 2900 N.E. 47th Street and/or 4601 Bayview Drive

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-8.30 (Table of Dimensional Requirements)

Requesting a variance to allow light fixtures mounted on poles at a height of 65 feet (2 poles) and 95 feet (2 poles), where code limits height to 35 feet.

DEFERRED FOR THIRTY (30) DAYS

2. APPEAL NO. 08-26 *(Deferred from July 9, 2008)*

APPLICANT: 1200 Club Condominiums Association

LEGAL: The N 150 ft of the following described parcel: A parcel of land in Government Lot 4, Sec. 31, Township 49 S, Range 43 E, described as follows: Beginning at the Low Water mark of the Atlantic Ocean and S Boundary of "Las Olas By The Sea Extension", P.B. 3, P. 8, thence W along said S boundary to the SW Cnr. of Lot 7, thence S at right angles, a distance of 300 ft; thence E and parallel to said S boundary to the Low Water mark of the Atlantic Ocean; thence Northerly along said Low Water mark to the point of beginning.

ZONING: RMH-60 (Residential Multifamily High Rise/High Density District)

STREET: 1200 N. Ft. Lauderdale Beach Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.38 (Table of Dimensional Requirements for the RMH-60 District)
Requesting a variance to allow 5 feet front yard setback East, where Code requires 25 Feet; requesting 0 feet side yard setback North, where Code requires 10 feet, and requesting 0 feet rear yard setback West, where Code requires 20 feet, and 0 feet South where the code requires 10 feet.

APPROVED (6-0)

3. APPEAL NO. 08-29

APPLICANT: Bill and Carol Schmidlin

LEGAL: "Unit 3 of Rio Vista Isles," P.B. 7, P. 47, Block 28, Lots 20 & 21

ZONING: RS-8 (Residential Single Family Low Medium Density District)

STREET: 1124 S. Rio Vista Blvd.

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.31 (Table of Dimensional Requirements for the RS-8 District)
Requesting a variance to allow 20 foot setback for the construction of a C.B.S. covered patio, where Code requires 25 feet.

APPROVED (6-0) WITH CONDITIONS

APPEALING: Section 47-5.31 (Table of Dimensional Requirements for the RS-8 District)

Requesting a variance to allow 21 feet 6 inches setback to enclose a portion of the existing carport as storage/workroom where code requires 25 feet.

APPROVED (5-1)

4. APPEAL NO. 08-30

APPLICANT: Charles V. Ricks, Trustee
LEGAL: "Laguna Isle", P.B. 40, P. 1, Lot 24
ZONING: RS-4.4 (Residential Single Family/Low Density District)
STREET: 2501 Laguna Terrace
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5-30 (Table of Dimensional Requirements for the RS-4.4 District)
Requesting a variance to allow a 14.88 foot side yard setback abutting a waterway, where Code requires a 25 foot side yard setback when abutting a waterway.

DENIED (4-2)

5. APPEAL NO. 08-31

APPLICANT: Nancy B. King
LEGAL: "Imperial Point Fifth Section," P.B. 60, P. 4, the Easterly 5 feet of Lot 10, and all of Lot 11, less the Easterly 5 feet along the northerly and southerly boundaries thereof in Block 46
ZONING: RS-8 (Residential Single Family Low Medium Density District)
STREET: 2133 NE 64th Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.31 (Table of Dimensional Requirements for the RS-8 District)
Requesting a variance to allow a front yard setback of 24.6 feet, where Code requires 25 feet front yard setback.

APPROVED (6-0)

6. APPEAL NO. 08-32

APPLICANT: BJ's Wholesale Club
LEGAL: Parcel "A", Pesco Plat according to the plat thereof, as recorded in P.B. 92, P. 17, and more particularly described in the application for a variance for Appeal No. 07-32, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment
ZONING: B-3 (Heavy Commercial/Light Industrial Business)
STREET: 5100 NW 9th Avenue
ADDRESS: Fort Lauderdale, FL

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

Requesting a variance to permit three (3) additional signs where the Code limits the number of signs on a parcel with one (1) street, and one (1) or more vehicle travelways to two (2) signs, one (1) being a free standing sign.

APPROVED (6-0) WITH CONDITIONS

REQUEST FOR REHEARING

APPEAL NO. 08-20

APPLICANT: Coral Ridge Ministries Inc.

LEGAL: Coral Ridge Commercial Blvd. add No. 1 52-17 B that PT of TR B & VAC alley lying N of A line, said line being 261.88 N of SW Cor Lot 5 Blk 2, Meas Alg E R/W/L of US 1 & Perpend to said E R/W/L

ZONING: B-1 (Boulevard Business)

STREET: 5554 N. Federal Highway

ADDRESS: Fort Lauderdale, FL

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

Requesting a variance to allow sign to be setback 5 feet, where Code requires 20 foot setback when detached signs are located within any zoning district abutting those trafficways subject to the Specific Location Requirements, Interdistrict Corridor Requirements 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.

The Board of Adjustment DENIED this application by a vote of 0 in favor and 7 against on June 11, 2008

**REQUEST FOR REHEARING GRANTED (6-0) TO BE PLACED ON THE
September 10, 2008 AGENDA**

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.