



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

Wednesday, March 14, 2018

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.

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

- 1. **CASE:** B18003
OWNER: Prime International Investments LLC
ADDRESS: 1216 CHATEAU PARK DRIVE
LEGAL DESCRIPTION: LAUDERDALE MANORS ADD-REV PLAT IN BLKS K,L,M,N & Q 32-1 B LOT 22 BLK L
ZONING: RS-8
COMMISSION DISTRICT: 3
APPEALING: **Section 47-5.31. Table of dimensional requirements for the RS-8 district, Corner Yard Setback.**
 Requesting a variance for the required corner yard of an existing after the fact enclosed carport converted into habitable space to be reduced to 14.37 feet from 20 feet (80 ft. wide x 25% = 20 ft. corner yard) at the west building corner, for a total reduction of 5.63 feet, tapering down to 0 feet, a total area of 340 square feet, whereas the table of dimensional requirements for RS-8 district requires a minimum of 25 % lot width, but not greater than 25 feet.

- 2. **CASE:** B18004
OWNER: Deborah Acker
ADDRESS: 3624 RIVERLAND RD

LEGAL DESCRIPTION: LAUDERDALE ISLES NO 2-BLK 7 36-37 B LOT 66

ZONING: RS-6.85A

COMMISSION DISTRICT: 4

APPEALING: **Section 47-39.A.1.b.12.(a) Docks and moorings**
Requesting a Variance to allow an after the fact dock 15.5 feet into the waterway as measured from the property line, extending an additional 10.5 feet into the waterway, whereas the code states no dock shall project more than 5 feet into any waterway beyond the property line along the waterway or the established bulkhead line.

Section 47-39.A.1.b.12.(a) Docks and moorings
Requesting a variance to allow an after the fact dock to be located directly along the eastern property line extending 10 feet into the setback, whereas the code states no dock shall extend closer than 10 feet to the plot line of any other residentially-zoned property.

3. CASE: **B18005**

OWNER: Alhambra Place Condominium Association, Inc

ADDRESS: 209 N BIRCH RD

LEGAL DESCRIPTION: ALHAMBRA PLACE

ZONING: IOA

COMMISSION DISTRICT: 2

APPEALING: **Section 47-12.5.D.1.a (Intracoastal Overlook Area District, Setbacks)**
Requesting a variance for a new entry porte-cochere to reduce the front yard setback from 20 feet to 2.58 feet from the front property line for a total reduction of 17.42 feet, whereas the code requires a 20 foot front yard setback.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a 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 for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits

they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.