



CITY OF FORT LAUDERDALE

**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
NOVEMBER 14, 2018 – 6:30 P.M.
CITY HALL CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

Board Members	Attendance	Cumulative Attendance 6/2018 through 5/2019	
		Present	Absent
Douglas Reynolds, Chair	P	4	0
Howard Nelson, Vice Chair	P	3	1
Eugenia Ellis	P	4	0
Blaise McGinley	P	4	0
Patrick McTigue	P	3	1
Fred Stresau	A	2	1
S. Carey Villeneuve	P	4	0
Alternates			
John Aurelius	A	1	1
Chip Falkanger	P	3	0
Chadwick Maxey	P	3	1

Staff

Lynn Solomon, Assistant City Attorney
Mohammed Malik, Zoning Administrator
Burt Ford, Interim Zoning Chief
Nadia Martin, Clerk III
Brigitte Chiappetta, Prototype, Inc.

Communication to the City Commission

None

Purpose: Section 47-33.1.

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.

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	<u>Case</u>		<u>District</u>	<u>Page</u>
	<u>Number</u>	<u>Owner/Agent</u>		
1.	B18019	City of Fort Lauderdale/ Bill Simonds, Jacobs Engineering Group	4	<u>2</u>
	B18020	Burgess, Scott & Cheramie / Andrew J. Schein, Esq. Communication to the City Commission For the Good of the City Other Items and Board Discussion	4	<u>2</u> <u>5</u> <u>5</u> <u>5</u>

Board members disclosed communications they had and site visits made regarding items on the agenda.

All individuals wishing to speak on the matters listed on tonight’s agenda were sworn in.

Call to Order

The meeting was called to order at 6:30 p.m. Roll was called and a quorum determined to be present.

Approval of Minutes – October 2018

Motion made by Ms. Nelson, seconded by Ms. Ellis to approve the Board’s October 2018 minutes. In a voice vote, motion passed unanimously.

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CASE:	B18019	
OWNER:	CITY OF FORT LAUDERDALE	
AGENT:	Bill Simonds, Jacobs Engineering Group	
ADDRESS:	1801 Eisenhower Blvd., Fort Lauderdale, FL 33316	
LEGAL DESCRIPTION:	14-50-42 N 300 OF S 970 OF E 766.17 OF NW1/4 OF SE1/4 & N 282.50 OF S 970 OF W 337.67 OF E 1103.84 OF NW1/4 OF SE1/4 & N 194.22 OF S 881.72 OF NW1/4 OF SE1/4 LESS E 1103.84 & N 192.22 OF S 881.72 OF E 247.39 OF NE1/4 OF SW1/4 SEC 14	
ZONING:	U	

COMMISSION 4
DISTRICT:
APPEALING:

Section 47-8.30. - Table of dimensional requirements.
Requesting a variance to allow a new liquid oxygen building at a side yard setback distance of five feet (5' 0") whereas the code states that a minimum of twenty-five feet (25' 0") side yard setback is required. A total variance request of twenty feet (20'0")

Requesting a variance to allow a new liquid oxygen building at a rear yard setback distance of five feet (5' 0") whereas the code states that a minimum of twenty-five feet (25' 0") rear yard setback is required. A total variance request of twenty feet (20'0")

Section 47-19.2.JJ.2 Aboveground storage tanks.
Requesting a variance to allow an above ground storage tank at a rear yard setback distance of five feet (5'0") whereas the code states that
Above ground tanks when accessory to nonresidential properties, shall meet the yard requirements of the zoning district which is 25 feet (25'0") for this parcel. A total variance request of twenty feet (20'0")

Stanley Edwards, City Engineer, gave a Power Point presentation on the George T. Lowmeyer Wastewater Treatment Plant (GTL), a copy of which is attached to these minutes for the public record. He explained the plant could not operate without the liquid oxygen. He said the property abutted a shopping mall and commercial business on the west and south sides. Mr. Malik explained that due to the underground pipes needed, this was the best location for the building. Mr. Edwards confirmed that liquid oxygen was combustible, but safety protocols and safeguards would be built into the methods for storage and processes.

Mr. Edwards said they had provided notice via signs and letters as required but no nearby owners had contacted them. He said they intended to comply with noise requirements.

Ms. Ellis and Mr. Villeneuve were concerned that the building would not be concealed completely by the tree canopy on site. Mr. Villeneuve encouraged Mr. Edwards to consider additional plantings to make the site more aesthetically pleasing. Mr. McTigue noted that some architectural elements could be added as well.

Chair Reynolds opened the public hearing.

Bill Simonds, the mystery agent's owner, thought there was not sufficient space for additional landscaping on the plant's side of the wall and suggested they offer to supply plantings on the other side to compensate.

There being no other members of the public wishing to address the Board on this item, Chair Reynolds closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Nelson, seconded by Mr. McTigue to approve. In a roll call vote, motion passed 7-0.

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CASE: B18020
OWNER: BURGESS, SCOTT & CHERAMIE
AGENT: Andrew J. Schein / Lochrie & Chakas
ADDRESS: 1532 SE 12th Street
LEGAL DESCRIPTION: VELA VISTA CONDO UNIT 204 (CDO INSTR# 113375983)
ZONING: RML-25
COMMISSION DISTRICT: 4
APPEALING: Section 47-19.3. (b)(1) - Boat slips, docks, boat davits, hoists and similar mooring structures.
Requesting a variance to allow a Third (3rd) boatlift with a property length of one hundred and fifty feet (150'), whereas the code allows two(2) boatlifts if approved as a site plan level 11 (DRC) with a property length of one hundred and fifty feet (150'), for a total variance of one (1) additional boatlift.

Andrew Schein, attorney for the owner, gave a Power Point presentation, a copy of which is attached to these minutes for the public record. He clarified that the request related to another boatlift, not space for more boats. He stated they had letters of support from every condominium unit owner.

Mr. Villeneuve noted that the Board agreed with the rationale that this lift would be allowed if there were three separate parcels but he feared that other owners supported the request because they intended to make the same request. Scott Burgess, owner, said no other owners had expressed this desire to him.

Chair Reynolds opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Reynolds closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Nelson, seconded by Mr. Falkanger, to approve, citing the three individual lot basis and the fact that this would not affect the number of boats allowed on the property. In a roll call vote, motion passed 7-0.

Communication to the City Commission

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None

Report and for the Good of the City

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None

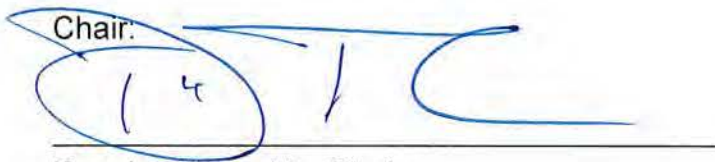
Other Items and Board Discussion

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Motion made by Mr. Nelson, seconded by Mr. McGinley, to approve the Board's 2019 meeting dates. In a roll call vote, motion passed 7-0.

There being no further business to come before the Board, the meeting adjourned at 7:14 pm.

Chair:

A handwritten signature in blue ink, consisting of a large loop on the left and a long horizontal stroke extending to the right. The signature is written over a horizontal line.

Douglas Reynolds, Chair

Attest:

A handwritten signature in blue ink, written in a cursive style. The signature is written over a horizontal line.

Brigitte Chiappetta
ProtoType Inc.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.