



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
Wednesday, January 8, 2020
6:30 PM

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:	B19033
	OWNER:	OAKLAND 95 LLC
	AGENT:	N/A
	ADDRESS:	2598 NW 18 TERRACE, FORT LAUDERDALE, FLORIDA 33311
	LEGAL DESCRIPTION:	OSSWALD PARK 143-29 B PT OF PARCEL A DESC'D AS, BEG AT NE COR OF NW1/4 OF SW1/4 OF SEC 28, W 45, SE 54.78, N 32 TO POB
	ZONING DISTRICT:	M3 (Broward County Zoning)
	COMMISSION DISTRICT:	3
	REQUESTING:	Sec. 39-307. General provisions. (h) Use of premises without buildings. Except for vehicle, equipment or bulk material storage yards, all permitted uses shall be conducted from a building on the plot which building shall be a minimum of one hundred fifty (150) square feet in area and which shall contain permanent sanitary facilities.

The applicant is requesting a variance to allow storage of materials and equipment in addition to conducting the actual work process outside of a building.

Sec. 39-307. General provisions.

(i) Use of residentially-zoned property for access. No privately owned land or public or private street upon which residentially-zoned properties directly abut shall be used for driveway or vehicular access purposes to any plot in a manufacturing and industrial district, except where a public street provides the sole access to the manufacturing and industrial property.

The applicant is requesting a variance to allow access to their property from a privately owned residential property, which is currently owned by the applicant.

Sec. 39-313. Limitations of uses.

(n) Recycling facilities. Recycling facilities, except auto salvage yards, shall be located at least five hundred (500) feet from any residentially-zoned district and at least two hundred (200) feet from any business-zoned district. All materials stored, handled or repackaged on the premises shall either be in containers or stored within a building.

The applicant is requesting a variance from the requirement that the recycling facility be located no less than five hundred (500) from any residentially zoned property and no less than two hundred (200) from any business zoned property. These residential and business zones are located within the City of Oakland Park.

***This case was deferred from the November 13, 2019 Agenda**

2.	CASE:	B19020
	OWNER:	HOWELL, STEVEN
	AGENT:	ANDREW J. SCHEIN, ESQ.
	ADDRESS:	2616 DELMAR PL, FORT LAUDERDALE FL., 33301
	LEGAL DESCRIPTION:	GOULD ISLAND 15-62 B LOT 22 BLK 1
	ZONING DISTRICT:	RS-4.4
	COMMISSION DISTRICT:	2
	REQUESTING:	Sec.47-19.3.- Boat slips, docks, boat davits, hoists and similar mooring structures. (h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.
		Requesting a variance to allow docking of watercraft into the side yard setback on both sides (East and West) of property approximately 2 feet from property line, an encroachment of 8 +/- feet on both sides of property (East and West).

3. **CASE:** **PLN-BOA-19100002**

OWNER: AIDS HEALTHCARE FOUNDATION, INC.

AGENT: KENDALL COFFEY

ADDRESS: 409 S.E. 8TH STREET, FORT LAUDERDALE, FL., 33316

LEGAL DESCRIPTION: TRIO PLAT 153-38 B POR OF PAR A & ALL OF PAR C DESC AS: COMM AT THE NE COR OF PAR A, W 156 TO POB, S 145, W 95, N 119.82, NE 35.48, E 69.82 TO POB, TOG WITH PAR B, & LOTS 10 THRU 13 OF HOAGS SUB LOT 2,3 BLK 58 FT LAUDERDALE 2-10 B

ZONING DISTRICT: RAC-CC

COMMISSION DISTRICT: 4

APPEALING: **Sec. 47-24.12. B - Variances, special exceptions and interpretation of Unified Land Development Regulations. Appeal of interpretation or application of Unified Land Development Regulations (board of adjustment).**

Appealing the Zoning Administrators Interpretation of; Section 47-18.32(D)(5) - The Zoning Administrator has made the determination that the AIDS Healthcare Foundation (AHF) project is a Level V Social Service Residential Facility (SSRF). Whereas the applicant has stated the proposed use is a Mixed-use affordable workforce housing development and not an SSRF.

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.