

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JANUARY 9, 2002  
7:30 P. M.**

**CITY HALL  
CITY COMMISSION CHAMBERS – 1<sup>st</sup> Floor  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**AGENDA RESULTS**

**1. APPEAL NO. 01-60**

**APPLICANT:** Northside Elementary School  
**LEGAL:** Parcel B of replat of a portion of Block 185, "PROGRESSO", P.B 41,  
P. 25  
**ZONING:** CF – Community Facility  
**STREET:** 120 NE 11 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Variance from Sec. 47-8.30 – To permit the construction of a 9,565 sq. ft. cafeteria/multi purpose building to an existing school (Northside Elementary) with a 10' setback where the code requires a minimum 25' setback for such additions.

**GRANTED by a vote of 7-0 with the following conditions:**

- 1. The landscaping plan presented at the meeting be implemented and maintained through adequate and appropriate irrigation.**
- 2. Implementation of the parking presented by the Principal of the school.**
- 3. Provision of continuous curb or sidewalk separating paved trafficways from landscaping.**

**2. APPEAL NO. 02-01**

**APPLICANT:** Habec Company, LLC  
**LEGAL:** That part of the east 150 feet of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 50 South, Range 42 East together with the South 139 feet of the East 150 feet of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 50 South, Range 42 East Broward County, FL  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 1680 SE 17 St.  
1717 Eisenhower Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: A variance from Sec. 47-23.9 (Interdistrict Corridor Requirements)** – To permit a 15’ interdistrict corridor yard along SE 17 Street, where the Code requires a 20’ interdistrict corridor yard for any development on property that abuts SE 17 Street between Federal Highway & Eisenhower Blvd. **Sec. 47-21.10.B.6 (Landscape Requirements):** To permit a 15’ interdistrict corridor yard to be landscaped where the code requires that the first 20’ of the interdistrict corridor yard be landscaped.

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3. **APPEAL NO. 02-04**

<b>APPLICANT:</b>	<b><u>Dixie Southland Corporation</u></b>
<b>LEGAL:</b>	<b>Lots 1-8 and Lots 19-26 of the North Lauderdale Amended Plat</b>
<b>ZONING:</b>	<b>RAC-CC – Regional Activity Center – City Center</b>
<b>STREET:</b>	<b>SW Corner of NE 3<sup>rd</sup> Avenue &amp; NE 6 Street</b>
<b>ADDRESS:</b>	<b>Fort Lauderdale, FL</b>

**APPEALING: Sec. 47-13.20 (K) (1):** To permit entry stoops, balconies & bay windows along NE 2 Avenue with a 0’ setback where the code requires a minimum setback of 5’ from the property line abutting a street; **Sec. 47-13.20 (K) (1) “Image Streets”** – To permit two (2) entry stoops with a bay above, one (1) bay window, three (3) balconettes and three (3) canopies along NE 6 St with a 0’ setback where the code requires a minimum setback of 5’; **Sec. 47-13.20 (I) (1) and Sec. 47-13.20 (H) (1) “Image Streets”** – To permit 35% of the linear frontage of the parcel to have a ground floor building wall at a 5’ setback where the code allows only 25% of the parcel frontage to have a building wall within 5’ of the property line, to permit 65% of the parcel frontage occupied by a ground floor building wall with a 5’ setback where the code requires that 75% of the parcel frontage have a ground floor building wall at a 10’ setback, and to permit 8% of the parcel frontage occupied by a ground floor building wall with a 0’ setback where the code requires that 75% of the parcel frontage have a ground floor building wall at a 10’ setback.

GRANTED by a vote of 7-0

4. **APPEAL NO. 02-05**

<b>APPLICANT:</b>	<b><u>Konstantinos, Inc.</u></b>
<b>LEGAL:</b>	<b>Lots 1-4, Block 10 of Placidena, Unit B and Lot 16, Croissant Park</b>
<b>ZONING:</b>	<b>CB – Community Business</b>
<b>STREET:</b>	<b>1201 Andrews Avenue (SW corner Davie &amp; Andrews)</b>
<b>ADDRESS:</b>	<b>Fort Lauderdale, Florida</b>

**APPEALING:** Zoning Administrator’s Interpretation of **ULDR Sec. 47-20.17.B (Vehicular Reservoir Spaces – “VRS”)** pertaining to the minimum number of VRS required for an Automotive Service Station.

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**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://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>***

**GREG BREWTON  
ZONING ADMINISTRATOR**

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***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 828-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: 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 a record of the proceedings, and for such purpose he/she may 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.***