

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, FEBRUARY 13, 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. 02-01**

**APPLICANT:**

**Habec Company, LLC**

**LEGAL:**

**That part of the east 150 feet of the NW ¼ of the SE ¼ of Section 14, Township 50 South, Range 42 East together with the South 139 feet of the East 150 feet of the NW ¼ of the SE ¼ of Section 14, Township 50 South, Range 42 East Broward County, FL**

**ZONING:**

**B-1 – Boulevard Business**

**STREET:**

**1680 SE 17 St.**

**ADDRESS:**

**1717 Eisenhower Boulevard  
Fort Lauderdale, FL**

**APPEALING: A variance from Sec. 47-23.9 (Interdistrict Corridor Requirements) – To permit a 5' 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. 47-21.9.2.a (Landscape Requirements for Vehicular Use Areas): To permit an average perimeter landscape area of 8.76' where the code requires the perimeter landscape area be an average of 10'.**

**5' Interdistrict Corridor – DENIED by a vote of 2-5  
Landscape Requirements – GRANTED by a vote of 7-0**

**2. APPEAL NO. 02-05**

**APPLICANT:**

**Konstantinos, Inc.**

**LEGAL:**

**Lots 1-4, Block 10 of Placidena, Unit B and  
Lot 16, Croissant Park**

**ZONING:**

**CB – Community Business**

**STREET**

**1201 Andrews Avenue (SW corner Davie & Andrews)**

**ADDRESS:**

**Fort Lauderdale, Florida**

**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.

**Applicant's appeal DENIED by a vote of 2-5**

**3. APPEAL NO. 02-06**

**APPLICANT:** Panoramic Enterprises  
**LEGAL:** Block 15 of Birch Ocean Front Subdivision No. 2, Lot 6, PB 21, P. 22  
**ZONING:** NBRA – North Beach Residential Area District  
**STREET ADDRESS:** 740 Bayshore Drive  
Fort Lauderdale, Florida

**APPEALING:** **Sec 47-20.15** – To permit backout parking where backout parking is not permitted by the Unified Land Development Regulations (ULDR) and **Sec. 47-12.5.E.1(d)** to permit a 3,110 sq. ft 2<sup>nd</sup> floor addition to an existing hotel with a 8' 9" side yard where the ULDR requires a minimum side yard of 10' for such addition.

**Backout parking DENIED by a vote of 1-6**  
**Side yard setback DENIED by a vote of 4-3**

**4. APPEAL NO. 02-08**

**APPLICANT:** Nichole Pacella  
**LEGAL:** Block 33 Croissant Park South River Sec., PB 8, P. 20, Lots 3 (the south 16'), 4, 5 (the north 17')  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET ADDRESS:** 1231 SW 4 Avenue  
Fort Lauderdale, Florida

**APPEALING:** **Sec 47-5.32 (Table of Dimensional Requirements)** – To permit a 14.3' rear yard for a two-family unit currently under construction where the code requires a minimum rear yard of 15'.

**GRANTED by a vote of 7-0**

**5. APPEAL NO. 02-07**

**APPLICANT:** Dominic & Barbara Casalie  
**LEGAL:** Lot 20, Block 10, Coral Ridge Galt Add, PB 27, P. 46  
**ZONING:** RS 4.4 – Residential Single Family/Low Density District  
**STREET ADDRESS:** 2405 Fryer Point  
Fort Lauderdale, Florida

**APPEALING: Sec 47-19.2.B** – To permit a 2<sup>nd</sup> floor roof overhang to extend 4'.8" (1' 8" more than allowed by code) into the yard area where the code permits architectural features, accessory to a residential use, to extend a distance of 3' from the face of the building or 1/3 the amount of the required yard, whichever is less. The area of encroachment is 1.4 sq. ft.

**GRANTED by a vote of 7-0**

**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**

***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.*