

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, May 8, 2002 - 7:30 P. M.

CITY HALL
CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL

1. APPEAL NO. 02-09

APPLICANT: Lauderdale Marine Center
LEGAL: Portions of Government Lot 5, the NE ¼ of the SW ¼, the SW ¼ of the SW ¼, and apportion of submerged land lying north and adjacent to Government Lot 5 in section 16 township 50 south, range 42 east
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 2001 SW 20 Street
ADDRESS: Fort Lauderdale, Florida

APPEALING: **Sec 47-22.3.G (Sign Requirements)** – A variance to allow a wall sign to have a total aggregate square footage of 697sq. ft where the code requires that such wall sign shall not exceed 25% of the size of the wall or a maximum size of 300 sq. ft.

GRANTED by a vote of 6-1 with the condition that the sign has a total aggregate of 330 sq. ft. and be limited to one line.

2. APPEAL NO. 02-18

APPLICANT: Bruce & Maureen Goldman
LEGAL: Lots 14 & 15, Block 4, Lauderdale Beach, P.B. 4, P. 2
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 2601 North Atlantic Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-5.31(Table of Dimensional Requirements)** – To permit the development of a single-family dwelling on lot 14 which is 5,625 sq. ft in size and another single family dwelling on lot 15 which lot is also 5,625 sq. ft in size where the code requires a minimum lot size of 6,000 sq. ft per single family dwelling.

DENIED by a vote of 0-7

3. APPEAL NO. 02-19

APPLICANT: Blockbuster Videos
LEGAL: Lots 4&5, Block 4, Coral Ridge Country Club Add. No. 1, PB 40, P. 18
ZONING: B-1 Boulevard Business
STREET: 4840 North Federal Highway
ADDRESS: Fort Lauderdale, Florida

APPEALING: **Sec. 47-23.9.A.1 (Interdistrict Corridor Requirements)** – To permit a 16' interdistrict corridor yard along North Federal Highway where code requires a 20' interdistrict corridor yard along North Federal Highway.

CONTINUED by a vote of 6-1 for 30 days

4. APPEAL NO. 02-20

APPLICANT: Brian Yale
LEGAL: Lot 1, Block 35, Coral Ridge Galt Add. I, P.B. 31, P. 37
ZONING: RS 4.4 – Residential Single Family/Low Density
STREET: 2616 Bayview Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.30 (Table of Dimensional Requirements)** – To permit the construction of a boatlift with a 5' side yard where code requires a minimum side yard of 10' for all structures.

CONTINUED by a vote of 7-0 for 30 days

5. APPEAL NO. 02-21

APPLICANT: Steven Kalagher
LEGAL: Lot 6, Block 11, Lauderdale Beach, P. B. 4, P. 2
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 3020 Center Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-19.2.B** – To permit a second floor roof built with a 2' overhang into the side yard where the code requires that architectural features such as eaves, cornices, and the like are permitted to extend into a yard area a distance of three (3) feet from the face of the building or one-third (1/3) the amount of the required yard, whichever is less, (which in this case is 20").

GRANTED by a vote of 7-0

6. APPEAL NO. 02-22

APPLICANT: Casa Vecchia
LEGAL: Lots 23 & 24, Block 6, Lauder Del Mar, P.B. 7, P. 30
ZONING: ABA- A-1-A Beachfront Area District
STREET: 3001 Alhambra Street
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-12.2.A.2** – To permit the construction of four (4) luxury rental apartments and photography studio where codes does not permit such use.

DEFERRED, by the applicant, to the June 12th meeting

7. APPEAL NO. 02-23

APPLICANT: Mancini's
LEGAL: Lot 9, Block 21, Colee Hammock, P. B. 1, P. 17, Broward County
ZONING: B-1 – Boulevard Business
STREET: 1017 East Las Olas Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec 5.26 (b)** – Seeking a special exception for a restaurant selling alcoholic or intoxicating beverages where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of 153' from another such place of business where there is already a retail vendor's license to sell alcohol, where the code requires a distance separation of 300'.

GRANTED by a vote of 7-0

8. APPEAL NO. 02-24

APPLICANT: Bacardi Foundation
LEGAL: Lot 6 and the south 10 feet of Lot "Y", Block 12, Croissant Park, P. B. 4, P. 28 of the Public Records of Broward County
ZONING: RO – Residential Office
ROC – Planned Residential Office
STREET: 1212 & 1216 SE 1 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.60(c) (6) (b)** – For an addition previously built with a 5' side yard under a Unity of Title with an abutting property (which Unity of Title is currently under consideration for termination) where the code requires a minimum 10' side yard.

DEFERRED, by the applicant, to the June 12th meeting.

9. APPEAL NO. 02-25

APPLICANT: Phillip E. Chinnock
LEGAL: Lot 38 and E ½ of Lot 37, Block 6, C. J. Hector Re-subdivision of Rio Vista P.B. 1, P. 24 of Broward County
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 817 SE 5 Ct.
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-3.2.B.1 (Continuation of Nonconforming Structure)**– To permit structural alteration to a legal non-conforming accessory structure where the code prohibits the alteration or enlargement of a legal non-conforming structure and **Sec. 47-5.31 (Table of Dimensional Requirements)**: To permit the accessory structure to maintain a 5' rear yard where the code requires a minimum 15' rear yard.

GRANTED by a vote of 7-0

10. APPEAL NO. 02-26

APPLICANT: Las Olas Riverside Hotel Co.
LEGAL: All of Lots 3 & 4 of Block A, Edgewater Addition, P. B. 1, P. 123 of the public records of Dade County, FL according to the amended plat in P.B. 2, P. 6, Broward County
ZONING: RAC-EMU – Regional Activity Center – Transitional Mixed Use
STREET: 620 East Las Olas Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-19.2.C** – To reconstruct a previously permitted canopy 14' to the centerline of an abutting street where the code requires such canopy be located no closer than 30' to the centerline of an abutting street.

GRANTED by a vote of 7-0

11. APPEAL NO. 02-30

APPLICANT: Candy Colby Training Center
LEGAL: Lot 2 less South 25.96 feet and North 65.96 feet, Block 1 Hoys Business Center, P. B. 39, P. 11
ZONING: B-1 – Boulevard Business
STREET: 5800 North Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance under **Sec. 47-24-12.A.6** – To grant a temporary non-conforming use permit for ULDR **Sections 47-20 (Parking) and 47-21 (Landscaping)** to allow a change of use from retail to a fitness training center. The change in use requires compliance to all applicable ULDR requirements.

CONTINUED by a vote of 7-0 for 30 days

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

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