

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, June 12, 2002 - 7:30 P. M.

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

1. 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 18' interdistrict corridor yard along North Federal Highway where code requires a 20' interdistrict corridor yard along North Federal Highway.

2. 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.

3. APPEAL NO. 02-27

APPLICANT: ABC Supply Company, Inc.
LEGAL: Pesco Plat 92-17B, Parcel A
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 5100 NW 9 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.B.2 – To permit the construction of a fence with a 0’ setback from the property line along Powerline Road where the code requires fences and walls shall be setback a minimum of 3’ from the property line where a nonresidential parcel abuts a street and **Sec. 47-19.5 (F) (2)** – to grant a special exception to allow the screening of outdoor storage by an opaque fence of durable wood species where such outdoor storage is required to be screened by a masonry wall.

4. APPEAL NO. 02-28

APPLICANT: ABC Supply Company, Inc.
LEGAL: Pesco Plat 92-17B, Parcel A
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 5100 NW 9 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-19.9.A.2.b** – To permit outdoor storage to be screened from abutting non-residential property by a chain link fence along the north, south and east property lines, where the code requires such storage be screened from non-residential property by a wall in accordance with requirements of Sec. 47-19.5.

5. APPEAL NO. 02-29

APPLICANT: ABC Supply Company, Inc.
LEGAL: Pesco Plat 92-17B, Parcel A
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 5100 NW 9 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: A special exception under **Sec. 47-19.5.F.2** to allow outdoor storage to be screened from public right of way by an opaque fence of durable wood species along the east property line of Powerline Road, when it is found that the nature of the storage will not have adverse effects on surrounding property or the public if the special exception is granted.

6. 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.

7. APPEAL NO. 02-31

APPLICANT: Dirty Nellies
LEGAL: Lots 2 & 3, Block 9, Coral Ridge Galt Add. 27-46B
ZONING: B-1 – Boulevard Business
STREET: 2528 North Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-23.8.B. (1)** – To permit the construction of a dumpster enclosure with a 1’ setback adjacent to an existing bulkhead line where the code requires a 20’ landscaped yard adjacent to the existing bulkhead line.

8. APPEAL NO. 02-32

APPLICANT: Coral Ridge Presbyterian Church/Westminster Academy
LEGAL: Portion of SW ¼ of the SE ¼ of Section 12, township 49 S. Range 42 East
ZONING: B-1 – Boulevard Business
STREET: 5555 N. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-24.12.A.6** – seeking a temporary nonconforming use permit to allow vehicle parking on a grass athletic field where the code requires under Sec. 47-20.13.A that off street parking facilities be surfaced with a hard, dust free material. **Sec. 47-20.13.C** – to permit grass parking for seven (7) days a week where the code limits grass parking to three (3) days of the week or less. **Sec. 47-20.5** - to waive the requirements for the general design of parking facilities. **Sec. 47-20.7**- to waive the requirements for curbing and wheel stops where the code requires all parking spaces headed into landscaping or waterways shall be provided with a wheel stop or continuous curbing acting as a wheel stop. **Sec. 47-20.8** - to waive the requirements for signage and pavement markings where the code requires pavement markings for parking facilities shall be provided in conformance with the latest edition of the Manual on Uniform Traffic Control Devices. **Sec. 47-20.12** - to waive the landscaping and buffer yard requirement where the code requires landscaping and buffering of parking facilities in accordance with Sec. 47-21. **Sec. 47-20.14** to waive the lighting requirement where the code requires a parking lot for a nonresidential use shall provide an average maintained horizontal foot-candle illumination of 2.0.

9. APPEAL NO. 02-33

APPLICANT: Orlando Sharpe
LEGAL: Lot “F” Barcelona Isles Addition, P. B. 44, P. 17
ZONING: RS-4.4 – Residential Single Family/Low Density District
STREET: 2317 Barcelona Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5-30** and **Sec. 47-19.2.P** – To permit an accessory structure (Barbecue Grill) to be located in the side yard area and to be set back 3’ from the west property line where

the code requires that such accessory structure may be located in the required rear yard but no closer than 10' from the side property line.

10. APPEAL NO. 02-34

APPLICANT: Kimberly Steyn
LEGAL: Lot 20, Block 6, Coral Ridge Galt Addition, P. B. 27, P. 46
ZONING: RD-15 – Residential Single Family/Duplex/Low Medium Density
STREET: 2573 NE 26 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.B – To permit an architectural feature (covered entrance) to extend 8' into the required yard where the code permits such architectural feature to extend into the required yard a distance of 3' from the face of the building or one-third (1/3) the amount of the required yard, whichever is less.

11. APPEAL NO. 02-35

APPLICANT: Michael Chitwood
LEGAL: Lot 1, 1A, Block 4, Lauderdale Beach Extension
ZONING: RS-8 – Residential Single Family/Low Medium Density District
STREET: 3001 NE 19 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements) – To permit a 240 sq. ft sitting room addition to an existing bedroom with a 15' rear yard where code requires a rear yard of 25' when abutting a waterway.

12. APPEAL NO. 02-36

APPLICANT: Bob Young
LEGAL: Lots 11-16, Block 4, River Gardens 19-23B
ZONING: RM-15 – Residential Low rise Multifamily/Medium Density
STREET: 711-727 NW 3 Ct.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.5.A.4.a.ii – To permit six (6) legally platted subdivision lots to be recombined to nine (9) lots to allow the development of nine (9) single-family detached dwellings where the code only allows six (6) single-family dwellings to be constructed.

13. APPEAL NO. 02-37

APPLICANT: Michael Zuro d/b/a Hall of Fame Marina, Inc.
LEGAL: Parcels "A" and "B" of Zuro's Plat, P.B 117, P. 22

ZONING: SBMHA/ABA - South Beach Marina & Hotel Area
District/A1A Beachfront Area District
STREET: 515 Seabreeze Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: A variance from **Sec. 47-20.2 (Parking and Loading Zone Requirements)** – To allow applicant to use 80 parking spaces in a neighboring municipal parking lot to meet its parking requirements for the subject property and to have such variance terminate upon the granting of a Certificate of Occupancy (CO) for the parking facility currently proposed for the subject site.

14. APPEAL NO. 02-38

APPLICANT: City of Fort Lauderdale/Rahn Bahia Mar
LEGAL: All that Part of BAHIA MAR according to P. B. 35, P. 39 of the Public Records of Broward County, lying west of the west right-of-way line of Seabreeze Blvd.
ZONING: SBMHA – South Beach Marina and Hotel Area District
STREET: 801 Seabreeze Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: – **Sec. 47-3.6.B.3** - A variance to replace more than 50% of a nonconforming structure (Dock) without meeting all applicable ULDR requirements (Conditional Use Permit) where the code requires that if more than 50% of a structure is replaced, removed or destroyed the entire structure shall be required to meet all applicable ULDR requirements.

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