

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, July 10, 2002 - 7:30 P. M.

CITY HALL  
CITY COMMISSION CHAMBERS – 1<sup>st</sup> 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.

**WITHDRAWN BY APPLICANT**

#### 2. 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 use variance from Sec. 47-12.5.B.5 – To permit the construction of four (4) luxury rental apartments and photography studio where neither use is permitted in the ABA zoning district.

**GRANTED by a vote of 5-2 with a site plan Level III review**

**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.

**Fence with 0' setback GRANTED by a vote of 6-1 with the following conditions:**

- **FDOT and Broward County approval to install and maintain 13' landscaping in ROW**
- **Variance to terminate if landscaping is not maintained**

**Special exception – GRANTED by a vote of 6-1 with the condition that the fence be PVC**

**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.

**GRANTED by a vote of 7-0 with the condition that the south side fence is PVC**

**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.

**WITHDRAWN by the Applicant since it was already covered in 02-27**

**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 **Section 47-20 (Parking)** to allow 27 parking spaces to be provided where 40 spaces are required for a facility that will be used to certify and train fitness instructors.

**GRANTED by a vote of 6-1 for TRAINING CERTIFICATION ONLY**

**7. 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.

**DEFERRED to September by Applicant**

**8. 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:** 411-427 NW 23 Avenue  
**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.

**WITHDRAWN by staff**

**9. 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 where such municipal parking lot is not available 24 hours a day, 7 days per week and not available 365 days per year 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.

**GRANTED by a vote of 7-0 for 18 months or until construction of the Parking Facilities whichever occurs first.**

**10. 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. 47-20.14 (Lighting of Parking Facilities) – To permit a marina parking facility without meeting the lighting requirement per code, Sec. 47-21.9 (A) (1) “Vehicular Use Areas” (VUA) with a 14.1% gross VUA where the code requires 20% gross VUA, Sec. 47-21.9 (A) (2) (a) & (b) “Perimeter Landscape Area”, Sec. 47-21.9 (A) (3) “Interior Landscape Area” of 30 sq. ft for areas not a part of the perimeter landscape area as required by code for parking and loading space, Sec. 47-21.9 (A) (4) (a) (c) (d) (e) “Peninsular and Island Landscape Areas”, Sec. 47-21.9 (B) (1) “VUA Criteria” to allow less than the 30’ High Visual Barrier as required by code and Sec. 47-21.9 (c) (1) (a) (b) (c) “VUA Planting Requirements to adjust the number of trees and species as required by code.

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

**11. APPEAL NO. 02-39**

**APPLICANT:** William Reed  
**LEGAL:** Lot 8, Block 13, Lauderdale Manor Amended Plat  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 1700 NW 15 Ct.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements)** – To permit a 12' x 15' accessory structure built inconsistent with the approved building permit plans with a rear yard of 12' where the code requires a rear yard of 15'.

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

**12. APPEAL NO. 02-40**

**APPLICANT:** Robert Dale Bennett  
**LEGAL:** Lot 11, Block 3 of Vinik #2, P. B. 25, P. 33, Broward County  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET:** 1142 SW 8 Terrace  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.32 (Table of Dimensional Requirements)** – To permit a corner yard of 12.95' where the code requires a corner yard to be 25% of the lot width but not less than 10' nor greater than 25' (14.19').

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

**13. APPEAL NO. 02-41**

**APPLICANT:** Seabreeze LLC  
**LEGAL:** Lots 1, 2, & 26, Block 7, first Addition to Lauderdale  
**ZONING:** RML-25 – Residential Low Rise Multifamily/Medium High Density  
**STREET:** 1405 South Miami Road  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.2.g** – To permit a deck, proposed to be located in the side (south) yard, to have an elevation of 15" above the finished floor of the principal building where the code requires that a deck shall not exceed the finished floor elevation of the ground floor of the principal building or buildings.

**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: 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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