

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, OCTOBER 9, 2002 - 7:30 P. M.

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

1. APPEAL NO. 02-48

APPLICANT: Anthony's Coal Fired Pizza
LEGAL: Lot 1 Less E. 29 ft & Lots 2 & 3, Block 115, Town of
Lauderdale, P. B. 2, P. 9, Dade County, Said Land Lying in
Broward County
ZONING: B-1 – Boulevard Business
STREET: 2203 South Federal Highway
ADDRESS: Fort Lauderdale, Florida

APPEALING: Sec. 47-24.12.A.6 – To grant a temporary nonconforming use permit to convert an existing take-out restaurant to an eat-in restaurant without meeting parking as required in ULDR Sec. 47-20.2. (Parking and Loading Zone Requirements).

GRANTED by a vote of 5-2 for a 120 days conditioned upon the east end of the building remaining empty.

2. APPEAL NO. 02-49

APPLICANT: Anthony's Coal Fired Pizza
LEGAL: Lot 21, Block 67, Croissant Park, P. B. 4, P. 28, Broward
County
ZONING: RMM-25 – Residential Mid Rise Multifamily/Medium High
Density
STREET: 505 SE 22 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3.A.3.d.ii – A variance for modification of the landscape bufferyard requirements to allow parking within 5' 6" of the property line on the west side of the lot and 5' on the north side of the lot, where the code requires that no parking shall be located within 12' of the property line within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

DENIED by a vote of 6-1

3. APPEAL NO. 02-52

APPLICANT: George Bishopric
LEGAL: East ½ of Lot 11 and East ½ of Lot 12, Block 7, Hall's
Addition to Fort Lauderdale, P. B. 1, P. 134 of Broward
County
ZONING: RS-8 – Residential Low Medium Density
STREET: 1225 NE 4 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements) – To permit the addition of a garage and guest suite to an existing single family resident with a 4' rear yard where the code requires a rear yard of 15'.

DENIED by a vote of 7-0

4. APPEAL NO. 02-53

APPLICANT: Bank Atlantic
LEGAL: A Parcel of Land Lying in SW ¼ of Section 9, Township 49
South, Range 42 East
ZONING: GAA – General Aviation Airport
STREET: 2100 NW 62 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-22.4.A.1 – To permit a total of six signs, two of which are freestanding signs, where the code requires three signs, no more than one being a freestanding sign, for one street and one vehicle travelway. **Sec. 47-20.2 (Parking and Loading Zone Requirements)** – A variance to permit 667 parking spaces for a gross floor area of 184,908 where the code requires 1 space per 250 sq. ft gross floor area or 740 parking spaces. **Sec. 47-14.21.C (1) (b) (Dimensional Requirements for GAA)** – A variance to permit a setback of 38' where the code requires a 100' building line setback from NW 62 St. **Sec. 47-21.10.B (13)** – A variance to permit a water fountain to encroach 21' and a portion of the drive and parking spaces to encroach 22' into the required 50' landscape buffer where the code requires that landscaping be permanently maintained by the owner or occupant in such a manner as to provide a park-like setting for the industrial buildings. No paving, parking or walkways shall be allowed in said area other than necessary access from a right-of-way.

Sec. 47-22.4.A.1 (Signs) – GRANTED by a vote of 6-1

Sec. 47-20.2 (Parking Spaces) – GRANTED by a vote of 6-1 with the condition that the building be occupied by a single corporate user including subsidiaries with same or similar use.

Sec. 47-14.21.C (1)(b) (setbacks) – GRANTED by a vote of 7-0 with the condition that the variance be tied to the site plan presented to the board.

Sec. 47-21.10.B (13) (Landscape) – GRANTED by a vote of 7-0 with the condition that the variance be tied to the site plan presented to the board.

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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