

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, JANUARY 8, 2003 - 7:30 P. M.

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

1. APPEAL NO. 02-51

APPLICANT: Metro PCS/Westin Hotel
LEGAL: Shell at I-95 102-25B all of Track 1 with a part of vacated land lying West of Track 3 and East and North of Track 1
ZONING: B-2 – General Business
STREET: 400 Corporate Drive
ADDRESS: Fort Lauderdale, Florida

APPEALING: **Sec. 47-18.11.N.1.b** – A variance to allow a 7' high rooftop antenna and equipment to be setback 1' from the edge of the primary roof where code requires a 7' setback.

GRANTED by a vote of 7-0

2. APPEAL NO. 02-62

APPLICANT: Carol Cappadona
LEGAL: Lot 32, 32A, Block H, Bermuda Riviera Sub of Galt Ocean Mile 38-46B
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 4009 NE 34 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-19.5.A.2.b** – to permit an existing 39" high waterway wall with a 0' setback where the code requires that a waterway wall be no higher than 30" and setback 10' from the water's edge. **Sec. 47-19.5.C.2** – To permit the front property wall to have light fixtures 13 5/8" into the required 2 1/2' setback; column caps 8" above the 6'6" high limitation and to permit 28% of architectural features along the wall where the code limits such architectural features to 20%.

NOTE: A Motion for Reconsideration was adopted by the Board of Adjustment on December 11, 2002. The effect of adopting the Motion for Reconsideration is to put the main case back before the Board as if the case had never been previously considered by the Board.

GRANTED by a vote of 7-0

3. APPEAL NO. 02-70

APPLICANT: Marvin & Carolyn Wickham
LEGAL: Hardwick Heights, Block 3, Lot 3, P. B. 9, P. 14
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 1518 SW 27 Court
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-3.3.B (3) – To permit the construction of a single family home on a non-conforming lot that has violated the merger limitation by the selling of a portion of the merged parcel where the code states that no development permit shall be issued which results in the reduction of the merged parcel below the requirements for a lot which meets the ULDR requirements of the zoning district where the lot is located. **Sec. 47-5.31** – To permit construction of a single-family residence on a lot containing 5,052.25 sq. ft. +/- where the Code requires a minimum lot size of 6,000 sq. ft.

DENIED by a vote of 1-6

4. APPEAL NO. 03-01

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

APPEALING: Sec. 47-20.11 (A) – To permit a 22' aisle width for 90 degree parking where the code requires a minimum aisle width of 24' for a 90 degree parking area and **Sec. 47-25.3.A.3.d.i** – To permit a 9' 4" landscape strip where the code requires a minimum 10' landscape strip along all property lines that are adjacent to residential property.

DEFERRED by Applicant to February's Meeting

5. APPEAL NO. 03-02

APPLICANT: City of Fort Lauderdale
LEGAL: Town of Fort Lauderdale, Block 13, Lots 1-3, P. B. B, P. 40
ZONING: RAC-CC – Regional Activity Center – City Center
STREET: 130 NW 1 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12.A.6 – To grant a temporary non-conforming use permit for a temporary parking lot for a period of one-year while the City garage is being renovated.

DEFERRED pending DRC

6. APPEAL NO. 03-03

APPLICANT: Wachovia Bank
LEGAL: Coral Ridge Commercial Blvd Addition, Block 9, Lots 3-7, P. B. 43, P. 13
ZONING: CB - Community Business
STREET: 2660 East Commercial Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-6.20** – To permit the construction of a 4,100 sq. ft bank building with a 0' front yard where the code requires a front yard of 5'. **Sec. 47-21.9.A.1** – To permit 13.32% of the gross VUA or 1,431 sq. ft of landscaping where the code requires landscaping be provided in a square footage area equal to a minimum of 20% of the gross VUA which in this case is 2,148 sq. ft. **Sec. 47-21.9.A.2.b** – To permit 0' of perimeter landscape area where the code requires a minimum depth of 2 ½' of landscape area along the perimeter of a parcel of land which does not abut a street. **Sec. 47-20.17.B** – To permit 4 VRs per service position for inbound vehicles where code requires 6 VRs per service position for inbound vehicles for drive-thru bank tellers. **Sec. 47-25.3.A.3.d.i** – to be exempt from the landscape buffer yard and wall requirements where the code requires a 10' landscape buffer yard and a physical barrier (wall) when abutting residential property. **Sec. 47-20.15.3** – To permit backout parking over the buffer yard where the code prohibits backout parking over bufferyards.

DEFERRED by Staff to February's meeting

7. APPEAL NO. 03-04

APPLICANT: Vance Lee
LEGAL: Amended Plat of Riverside Park Addition, Block 16, Lot 3, P. B. 10, P. 37 of the Public Records of Broward County
ZONING: RD-15 – Residential Single Family/Duplex/Low Medium Density
STREET: 1713 SW 11 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-19.2** – To permit an accessory structure (laundry room) to be located 5' from the rear property line where such structures are required to meet the minimum rear yard of 15'.

DENIED by a vote of 2-5

8. APPEAL NO. 03-06

APPLICANT: McDonald's
LEGAL: Progresso, Block 214, Lots 1-9 Less 10' together with a portion of Lots 43-48 together with a portion of a 15' Alley, P. B. 2, P. 18
ZONING: B-2 – General Business
STREET: 300 East Sunrise Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-22.3.E – To permit a 14' high detached freestanding sign with a 0' property line setback and **Sec. 47-19.2.Q** – To permit a 30' high flag pole with a 0' property line setback where the code requires a minimum 5' property line setback for such signs.

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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