

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, FEBRUARY 12, 2003 - 7:30 P. M.

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

#### 1. APPEAL NO. 02-48

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

**Sec. 47-24.12.10** – A request for an extension of time to a variance granted by the Board on October 9, 2002 - **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 by ULDR Sec. 47-20.2 (Parking and Loading Zone Requirements).

**GRANTED by a vote of 7-0 for an additional 8 months (a total of 1-year, the maximum time allowed for a temporary nonconforming use permit)**

#### 2. APPEAL NO. 03-01

**APPLICANT:** Anthony's Coal Fired 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.

**22' aisle – GRANTED by a vote of 6-1**  
**Landscape strip – GRANTED by a vote of 7-0**

**3. APPEAL NO. 03-03**

**APPLICANT:** Wachovia Bank  
**LEGAL:** Coral Ridge Commercial Blvd Addition, Block 9, Lots 3-7, P.  
. 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 VRSs per service position for inbound vehicles where code requires 6 VRSs 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. **Sec. 47-20.17 (A)** – To permit a Vehicular Reservoir Space (VRS) to taper off from a width of 10' to 9' where the code requires a VRS to have a minimum width of 10'.

**All seven (7) variances GRANTED by a vote of 7-0 with the following conditions:**  
**Provide four (4) parking spaces on site as public parking**  
**Provide a minimum of 3-6 parking spaces at NE 26 Avenue**  
**Move the ATM to the west**  
**Post a sign at the end of the drive thru**

**4. APPEAL NO. 03-05**

**APPLICANT:** Best Florida Storage  
**LEGAL:** Parcel of Land within a Portion of the 100' wide Florida East Coast Railroad Right-of-Way which runs parallel to Flagler Drive between the North Right-of-Way of Sunrise Blvd and NE 12 St.  
**ZONING:** B-3 – Heavy Commercial/Light Industrial District  
**STREET:** 1201-1215 Flagler Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-22.11(G)** – To permit a sign to be located off the subject premises, at Flagler Drive and Sunrise Boulevard, where the code requires all points of purchase signs to be located only on the premises to which the subject matter of the sign relates.

**CONTINUED for one month by a vote of 7-0**

**5. APPEAL NO. 03-07**

**APPLICANT:** Constance A. Chin & Terry Murray  
**LEGAL:** Lauderdale Isles, No. 2, Block 10, Lot 8, Plat 37, P. 46B  
**ZONING:** RS-5 – Residential Single Family Detached (Broward County)  
**STREET:** 2454 Sugar Loaf Lane  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 39-286 of the Broward County Code** – To permit a garage with a side yard of 5' where the code requires a minimum side yard of 7.5'.

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

**6. APPEAL NO. 03-09**

**APPLICANT:** Parking Company of America  
**LEGAL:** Lot 37 Less N. 15' together with Lots 34, 38 & 39, Block 19 of Bryan Sub of Blocks 5, 8 & 19 of Town of Fort Lauderdale, P. B. 1, P. 18  
**ZONING:** RAC-WMU – Regional Activity Center – West Mixed Use  
**STREET:** 500 West Broward Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-13.20.C.1.d** – To permit a 15' setback of a vehicular use area from an image street (Broward Blvd), where the code requires a 20' setback. **Sec. 47-21.9.A.2.a** – To permit a 2' perimeter landscape area where code requires a minimum perimeter landscape area of 5' when abutting a street. **Sec. 47-21.9.A.2.b** – To permit a landscape area of 0.5' where the code requires an area of 2 ½' when not abutting a street. **Sec. 47-21.9.A.3** – To permit 710 sq. ft of interior landscape area where code requires an area of 960 sq. ft.

**CONTINUED for one month by a vote of 7-0**

**7. APPEAL NO. 03-10**

**APPLICANT:** Michael's Chicago Style Red Hots  
**LEGAL:** Waverly Place Addition, Block 124, Lots 24-28, P. B. 2, P. 19, Dade County Records  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 1100 West Broward Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-25.3.A.3.d.i** – To permit a 2' buffer yard landscape strip for a proposed restaurant use adjacent to a residential use where the code requires a 10' buffer yard landscape strip for nonresidential uses when adjacent to residential property.

**WITHDRAWN by the applicant**

**8. APPEAL NO. 03-11**

**APPLICANT:** Sunshine Cathedral/Noble McArtor Senior Activity Center  
**LEGAL:** Esmonda Gardens, Block 2, Lots 12-20, P. B. 22, P. 20  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density. Applied to be Re-zoned to CF-H (Community Facility-House of Worship District) to Permit a Senior Citizen Center, as Proposed  
**STREET:** 1480 SW 9 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-25.3.A.3.d.i** – To permit a 0' landscape strip where the code requires a 10' landscape strip when adjacent to residential property and **Sec. 47-5.3.A.d.d.iv** – To be exempted from constructing a wall where code requires a 5' wall on the nonresidential property.

**GRANTED** by a vote of 6-1 conditioned upon the Site Plan presented  
Hedge to be planted as a buffer for Lot 12  
No additional construction on site  
Applicant to revisit the Board in 5 years

**9. APPEAL NO. 03-12**

**APPLICANT:** Nola Robinson  
**LEGAL:** Lauderdale Homesites, Sec. A, Block 2, Lots 13, 14, P. B. 3, P. 44  
**ZONING:** RM-15 – Residential Low Rise Multifamily/Medium Density  
**STREET:** 1313 NW 7 Ct.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-5.34 (Table of Dimensional Requirements)** – To permit the construction of a new single-family residence with a 24' 4" front yard where the code requires a minimum front yard of 25'.

**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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