

A G E N D A R E S U L T S

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

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

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

1. 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 District
STREET: 1518 SW 27 Court
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12.7 – A request for a rehearing of the following appeal that was denied by the Board at the January 8, 2003 meeting: 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.

ACTION: Motion to rehear the case failed (7-0).

2. 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 Subdivision 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. Sec. 47-13.20.I & Sec. 47-13.20.H.1.a – To maintain a parking lot without a building on an image street where the code requires a minimum of 75% of the linear frontage on an image street be occupied by a ground floor building wall 10' from the property line.

**ACTION: Sec. 47-13.20.I & Sec. 47-13.20.H.1.a – GRANTED for a period of one year (6-1)
Sec. 47-13.20.C.1.d, Sec. 47-21.9.A.2.a, 47-21.9.A.2.b, & Sec. 47-21.9.A.3 – GRANTED for a**

period of one year (6-1).

3. APPEAL NO. 03-13

APPLICANT: Don Berna, Inc.
LEGAL: Victoria Isles, Block 1, Lot 12
ZONING: RS-8 – Residential Single Family/Low Medium Density District
STREET: 200 Gordon Road North
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.P (Freestanding Shade Structure) – To permit a freestanding shade structure that will serve as cabana, gazebo, patio bar & storage and be semi-enclosed where the code does not include such uses within freestanding shade structures and requires that such freestanding shade structure be opened on all sides.

ACTION: Withdrawn by staff – variance not required.

4. APPEAL NO. 03-14

APPLICANT: Jose F. Euceda & Alba Luz
LEGAL: Lauderdale, Block 32, Lot 23, less the north 15', P. B. 2, P. 9D
ZONING: RD-15 – Residential Single Family/Duplex/Low Medium Density
STREET: 512 SW 12 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.K – To permit the conversion of a carport to a garage (built without a permit) with a front yard of 17.52' where the code requires a front yard of 20' in the RD-15 Zoning District.

ACTION: GRANTED (7-0).

5. APPEAL NO. 03-15

APPLICANT: Edewaard Development Co., LLC
LEGAL: Beverly Heights, Lots 9-12, P. B. 1, P. 30, Broward County, FL
ZONING: RMM-25 – Residential Mid Rise Multifamily/Medium High Density
STREET: 1021, 1025, 1029, 1033, 1037 SE 2 Ct.
216, 220 SE 10 Terrace
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-2.2.P – To permit the yard to be measured from the originally platted property line located in the waterway where the code requires yard to be measured from the edge of the waterway.

ACTION: CONTINUED to the April 9, 2003 meeting (7-0).

6. APPEAL NO. 03-16

APPLICANT: Charles E. Meyer
LEGAL: Rio Vista Isles, Unit 5, Block 16, Lot 1, P. B. 8, P. 7B
ZONING: RS-4.4 – Residential Single Family/Low Density District
STREET: 1500 SE 9 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.3.F – To permit the replacement of railings on a deck/dock where the code prohibits the construction of a structure that is within or covers any public waterway.

ACTION: DENIED (6-1).

7. APPEAL NO. 03-17

APPLICANT: PVH Trust
LEGAL: Idlewyld, Block 3, Lots 1, 2 less the west 75', P. B. 1, P. 19
ZONING: RS-8 – Residential Single Family/Low Medium Density District
STREET: 505 Idlewyld Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2 (Y) – To permit an existing open porch located within the required front yard at a distance of 21.78' to 24.17' to be enclosed on three (3) sides where the code requires porches to be open on at least two (2) sides with no screen enclosure permitted when located within the required front yard.

ACTION: GRANTED with the condition that only screening material be allowed (7-0).

8. APPEAL NO. 03-18

APPLICANT: Bo A. F. Peterson
LEGAL: A Portion of Gov't Lot 3, 20-50-42, P. B. 1, P. 72 Records of Dade County
ZONING: RS-3 – One Family Detached Dwelling District
STREET: 2570 SW 29 Way
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 39-285 of the Broward County Code – To permit a partial addition and enclosure of an existing porch with a 22' front yard at the south end of the porch where the County Code requires a minimum front yard of 25' in the RS-3 District.

ACTION: GRANTED (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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