

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, May 14, 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. 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. 47-5.36 (Dimensional Requirements)** – To permit the construction of seven (7) townhouse units with a rear yard ranging from 8' to 13' where the code requires a minimum rear yard of 20'. **(For review of the conservation easement only – variance granted at the April meeting).**

#### 2. APPEAL NO. 03-20

**APPLICANT:** Beach Club  
**LEGAL:** Re-amended Plat of Las Olas by the Sea, Lot 1, Block 2, P. B. 1, P. 16  
**ZONING:** ABA – A-1-A Beachfront Area  
**STREET:** 411 South Atlantic Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 5.26 (a)** – A variance to permit the sale of alcoholic or intoxicating beverages within 76' of another place of business where there is already the sale of alcoholic or intoxicating beverages where the code requires a minimum distance separation of 300' for such use.

#### 3. APPEAL NO. 03-23

**APPLICANT:** Fred Hughes  
**LEGAL:** Almeda, P. B. 7, P. 52, Block 3, Lot 13  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET:** 812 SW 11 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-5.32 (Table of Dimensional Requirements)** – To permit a 548 sq. ft cottage with a 5' rear yard where 15' is required. **Sec. 47-19.2.EE** – To permit a 264 sq. ft utility shed with a 2' 4" side yard where the code allows a maximum 100 sq. ft. utility shed with a minimum setback of 5' from any property line.

**4. APPEAL NO. 03-24**

**APPLICANT:** Gerald and Hedwige Rosen  
**LEGAL:** Progresso, SW ¼ of 35-49-42 East, Broward County  
**ZONING:** B-3 – Heavy Commercial/Light Industrial  
**STREET:** 1375 Progresso Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-6.20**– To permit an existing building to retain a 14.9' rear yard where the code requires a 25' rear yard when contiguous to residential property. **Sec. 47-20.15** – To permit an existing building to retain 10 spaces for back out parking where the code prohibits back-out parking into public rights.

**5. APPEAL NO. 03-26**

**APPLICANT:** Mars Powerline Ltd Partnership  
**LEGAL:** Sec. 15-49-42 lying West of Seaboard Coast Line Railroad Right-of-Way, O. R. Book 3988, P. 648 Broward County Records  
**ZONING:** I – General Industrial  
**STREET:** 5300 NW 9 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-9.10** – To permit a commercial recreational use (indoor motor speedway) in an industrial zoning district where such use is not listed as a permitted use in the district.

**6. APPEAL NO. 03-27**

**APPLICANT:** Casa Serenas Cluster Homes  
**LEGAL:** Allenwood, P. B. 7, P. 651, Block 10, Lot 1  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET:** 1401 NE 17 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.32**– To permit three (3) cluster dwellings to be built on a 7,500 sq. ft. lot where code requires 3,000 sq. ft per dwelling unit or a total of 9,000 sq. ft for three (3) cluster dwelling units.

**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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