

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, June 11, 2003 - 7:30 P. M.

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

1. 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 the conversion of an existing Heliport to a parking facility for a period of one year while the City parking garage is being renovated. **Sec. 47-13.20.B.5** – To permit standard galvanized silver chain link fence where the code requires that a chain link fence consist of black or green vinyl coating in the RAC district. **Sec. 47-21.9** – Exemption from the perimeter landscape requirement, on NW 1 Avenue, where the code requires a 10' average perimeter landscape area for a parcel of land that abuts a street. **Sec. 47-20.14** – Exemption from the lighting requirement for parking facilities where the code requires that a parking lot for a nonresidential use shall provide an average maintained horizontal foot-candle illumination of 2.0 minimum. **Sec. 47-20.5.C.3.a** – To permit a 15' access drive for two-way travel where the code requires a minimum width of 20' for a two-way travel access drive.

1. Temporary non-conforming use permit – GRANTED by a vote of 7-0
2. Chain link fence – GRANTED by a vote of 7-0 to paint the fence green or black
3. Exemption from perimeter landscaping – GRANTED by a vote of 7-0
4. Exemption from lighting requirement – GRANTED by a vote of 7-0 to provide minimal lighting or to close the gate at dusk.
5. 15' access drive – DENIED by a vote of 4-3.

2. APPEAL NO. 03-29

APPLICANT: John Ros
LEGAL: Croissant Park River Section, P. B. 7, P. 50; Block 24, East 14' of Lot 20, West 48' of Lot 21
ZONING: RD-15 – Residential Single Family/Duplex/Low Medium Density
STREET: 416 SW 11 Ct.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.32 (Table of Dimensional Requirements) – To permit a carport, converted to a utility room without a permit, to maintain a 20' 6" front yard where code requires a front yard of 25'.

GRANTED by a vote of 7-0

3. APPEAL NO. 03-30

APPLICANT: Tom & Donna Banecker
LEGAL: Palm-Aire Village, 2nd section addition 2, P. B. 74, P. 25, Block 13, Lot 5
ZONING: RS-5 – One Family Detached Dwelling District
STREET: 6461 NW 31 Way
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 39-275.5 (Broward County Code) – To permit a 5' setback for a pool, measured from the back of the coping, where the code requires an 8' setback.

GRANTED by a vote of 7-0

4. APPEAL NO. 03-31

APPLICANT: Musahi, Inc.
LEGAL: Acreage in Sec. 12-49-42
ZONING: B-1 – Boulevard Business
STREET: 6237 N. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 5.26 (b) – Seeking a special exception for a restaurant selling alcoholic beverages where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of 8' from another place of business which there is already in existence a retail vendor's license to sell alcoholic beverages where the code requires a distance separation of 300'.

GRANTED by a vote of 7-0

5. APPEAL NO. 03-32

APPLICANT: Holy Cross Hospital
LEGAL: "HOLY CROSS HOSPITAL PLAT", Parcel "A", Plat Book 139, Page 19, and CORAL HILLS", Tract "A" Plat Book 37, Page 20, Block 6, Lots 2 through 21 and Block 5 of "CORAL HILLS" Lots 1, 2, 3 and 4
ZONING: CF – Community Facility
STREET: 4725 North Federal Highway
ADDRESS: Fort Lauderdale, FL 33308

APPEALING: Sec. 47-22.4.A.1 – To permit three (3) freestanding ground signs located on property fronting more than three streets where a maximum of two (2) are permitted and to permit seven (7) flat/wall signs where a maximum of two (2) are permitted. **Sec. 47-22.3.H:** To permit two (2) 10' high freestanding ground signs and one (1) 9' high freestanding ground sign where the

code permits a maximum height of 8' above grade for ground signs. **Sec. 47-22.3.L:** To permit three (3) ground signs to have a total of five (5) points of purchase on such sign, including the primary purpose, where the code only allows for two (2) points of purchase per sign. **Sec. 47-22.3.E.1:** To permit one sign to have an aggregate size of 460 sq. ft where a maximum aggregate of 300 sq. ft is permitted; a second sign to have an aggregate size of 378 sq. ft where a maximum of 300 sq. ft is permitted and a third sign to have an aggregate size of 230 sq. ft where a maximum of 211 sq. ft. is permitted. **Sec. 47-22.3.G:** To permit one flat/wall sign to have a total aggregate of 1,000 sq. ft, where the code allows a maximum aggregate of 300 sq. ft. **Sec. 47-22.3.F:** To permit two (2) directional signs to have heights of 9' 4" and 5' 3" where the code allows for a total height of 4' for a directional sign and to permit two (2) directional signs of 76 sq. ft and 22 sq. ft. where the code permits a directional sign to have an area of 8 sq. ft.

All variances GRANTED by a vote of 7-0

6. APPEAL NO. 03-33

APPLICANT: Galleria Mall
LEGAL: Sunrise Plat, P. B. 28, P. 42, Tracts B, C, & E
ZONING: B-1 – Boulevard Business
RMH-60 – Residential High Rise Multifamily/High Density District
STREET: 2400 E. Sunrise Blvd
ADDRESS: Fort Lauderdale, FL 33308

APPEALING: **Sec. 47-22.3.E** – To permit three (3) 30' high detached freestanding signs located at the intersections of Middle River Road, Bayview Drive & NE 26 Avenue where the code limits the height of freestanding signs to 14' in height when located on Sunrise Boulevard; and to permit an 18' setback from Sunrise Boulevard where the code requires a setback of 20' for traffic ways subject to the Interdistrict Corridor Requirements. **Sec. 47-22.3.F** – To permit five (5) 12' 10" high, one (1) 6' high and one (1) 8' high directional signs where the code allows a maximum height of 4'. Five (5) of the directional signs are proposed with an area of 21 sq. ft, one (1) with an area of 16 sq. ft, and one (1) with an area of 38 sq. ft where the code limits the maximum area for each sign to 8 sq. ft. **Sec. 47-22.3.G** – To permit seven (7) flat/wall signs to be located at the 2nd floor level where the code requires flat/wall signs to be at the first floor level.

CONTINUED to the July meeting

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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