

AGENDA

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, July 9, 2003 - 7:30 P. M.

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

1. 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 26th 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 trafficways subject to the Interdistrict Corridor Requirements. **Sec. 47.22.3.F** - To permit one (1) 23' 9" high directional sign where the code allows a maximum height of 4'. The directional sign is proposed with an area of 137 sq. ft. where the code limits the maximum area for each sign to be 8 sq. ft. **Sec. 47.22.3.F** - To permit two (2) 12' 10" high directional signs at the parking garage ramps where the code allows a maximum height of 4'. The directional signs are proposed with an area of 21 sq. ft. where the code limits the maximum area for each sign to be 8 sq. ft. **Sec. 47.22.3.F** - To permit three (3) 12' 10" high directional signs at parking garage entrances where the code allows a maximum height of 4'. The directional signs are proposed with an area of 21 sq. ft. where the code limits the maximum area for each sign to be 8 sq. ft. **Sec. 47.22.3.F** - To permit sixteen (16) 6' high perimeter directional signs where the code allows a maximum height of 4'. The directional signs are proposed with an area of 16 sq. ft. where the code limits the maximum area for each sign to be 8 sq. ft. **Sec. 47.22.3.G** - To permit up to seven (7) flat/wall signs for tenants to be located at the 2nd floor level where the code requires flat/wall signs to be at the first floor level. **Sec. 47.22.3.F** - To permit one (1) pedestrian directional sign proposed with an area of 38 sq. ft. where the code limits the maximum area for each sign to be 8 sq. ft.

2. APPEAL NO. 03-34

APPLICANT: Fred Sultan
LEGAL: Everglades Land Sales Company First Addition, P. B. 2, P. 15; Block 30,
Lots 7-10 less the West 25' of Lot 10
ZONING: B-1 – Boulevard Business
STREET: 2216 S. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-20.2 – To permit the use of a 8,085 sq. ft retail commercial building with 22 parking spaces where the code requires a minimum 32 parking spaces for such use.

3. APPEAL NO. 03-35

APPLICANT: Alpine Jaguar
LEGAL: Park Lake, P. B. 106, P. 1, Parcel "A"
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 6600 N. Andrews Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-19.2.Q – To permit two (2) 50' high flag poles where the code allows the maximum height of flag poles to be 30'.

4. APPEAL NO. 03-36

APPLICANT: Richard Chesser
LEGAL: Northridge, P. B. 30, P. 32B, Block 3, Lot 16
ZONING: RS-8 – Residential Single Family/ Low Medium Density
STREET: 2000 NE 21 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements) – To permit a 8'x13' addition to an existing single family structure with a 23.95' front yard and to permit the existing single family structure to maintain a front yard varying from 19' at the western end of the building to 23.95' at the eastern end of the building where the code requires a minimum 25' front yard.

5. APPEAL NO. 03-37

APPLICANT: Accelerated Rehab
LEGAL: Acreage in Sec. 12-49-42
ZONING: B-1 – Boulevard Business
STREET: 6451 N. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-22.3.W – To permit a 13.88 sq. ft under-canopy sign where the code allows a maximum of 8 sq. ft. for under-canopy signs.

6. APPEAL NO. 03-39

APPLICANT: Calvary Chapel
LEGAL: Harris Corporation, P. B. 100, P. 15, Parcel "A"
ZONING: CF – Community Facility
STREET: 2101, 2401 & 2601 NW 62 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: **APPEALING:** **Sec. 47-22.4.A.1** – To permit five (5) freestanding signs where the code allows a maximum of four signs, no more than one (1) being a freestanding sign. **Sec. 47-22.3.L** – To permit three (3) points of purchase in the form of directional information where the code allows no more than two products or services not including directional signs.

7. APPEAL NO. 03-40

APPLICANT: Boywic Farms
LEGAL: Picket Lane, P. B. 22, P. 12, lots 4-6, LU-DEL Addition, P. B. 74, P. 18, Tract "A"
ZONING: RS-8 – Residential Single Family/Low Medium Density
B-3 – Heavy Commercial/Light Industrial
STREET: 1441 SW 33 Pl.
ADDRESS: Fort Lauderdale, FL

APPEALING: **APPEALING:** **Sec. 47-25.3.A.3.d.i & ii** – To permit a 2.5' landscape strip where the code requires 10' when adjacent to residential. **Sec. 47-25.3.A.3.d.ii** – to permit parking within 2.5' of the property line where the code prohibits parking within 12' of the property line when adjacent to residential. **Sec. 47-19.2.Z** – To permit an unscreened roof mounted satellite dish antennae where the code requires such structures to be screened. **Sec. 47-19.2.AA.5** – To permit a satellite dish with a diameter of 31' where the code allows a maximum diameter of 12'.

8. APPEAL NO. 03-42

APPLICANT: Stiles Construction Staging and Parking Area
LEGAL: North Lauderdale, P. B. 5, P. 25, Block 32, Lots 1-10 & 13-17
ZONING: RAC-CC – Regional Activity Center – City Center
STREET: SW corner of NE 5 St and NE 5 Terr.
ADDRESS: Fort Lauderdale, FL

APPEALING: **APPEALING:** **Sec. 47-13.10** – To permit the use of the property as an offsite construction staging area, parking facility and storage area where such use is not listed as a permitted use in the RAC-CC zoning district.

9. APPEAL NO. 03-43

APPLICANT: W & W LLC/Camp Canine
LEGAL: Kelly-Oliver Subdivision, P. B. 3, P. 15, Block 3, lots 1, 3, 5 & 7, Block 3, of the subdivision of lots 3 & 4, Block 20
ZONING: B-1 – Boulevard Business
STREET: 808 & 816 West Broward Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-24.12 (6) – To grant a temporary nonconforming use permit which would allow the applicant to operate a pet boarding business at the subject site that does not comply with ULDR Section 47-20 (Parking and Loading Requirements) and Section 47-25.3 (Neighborhood Compatibility)

10. APPEAL NO. 03-44

APPLICANT: CAV Equity Partners/Tarpon Village
LEGAL: Croissant Park, P. B. 4, P. 28, Block 11, Lots 3-8 & 14, 15
ZONING: CB – Community Business
STREET: 1212, 1214, 1216, 1222 S. Andrews Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-6.20 (Table of Dimensional Requirements) – To permit the construction of entrance features to existing buildings with front yards of 1' 10" for Building "A", 3' for buildings "B" & "C" and 0' for building "E" where the code requires a minimum 5' front yard.

11. APPEAL NO. 03-38

APPLICANT: City of Fort Lauderdale – Bayview Park
LEGAL: Acreage in Sec. 13-49-42
ZONING: P – Parks, Recreation and Open Space
STREET: 4401 Bayview Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: APPEALING: Sec. 47-8.30 Dimensional Requirements) – To permit a 10' 8" side yard on the north property line where the codes requires a side yard of 25'.

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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