

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, July 9, 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. 03-33

**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<sup>th</sup> 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 2<sup>nd</sup> 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.

**Sec. 47-22.3.E GRANTED by a vote of 5-2. Sec. 47-22.3.F – All variances under this section GRANTED by a vote of 7-0. The following condition was placed on the 23' 9" directional sign: the two "Gs" can be 42" high while the rest of the letters can be 32" high. Sec. 47-22.3.G GRANTED by a vote of 7-0 with the condition that the individual signs are halo illuminated as shown on page GB-2 of the plans submitted with the application.**

**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.

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

**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'.

**GRANTED by a vote of 7-0 with the condition that proof of permit must be provided within 5 days of the date of this meeting.**

**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.

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

**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.

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

**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.

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

**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'.

**Sec. 47-25.3.A.3.d.i & ii and Sec. 47-19.2.Z GRANTED by a vote of 7-0**  
**Sec. 47-19.2.AA.5 GRANTED by a vote of 7-0 with the condition that the satellite dish be screened on the north and west sides according to code.**

**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.

**GRANTED by a vote of 6-1**

**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)**

**GRANTED by a vote of 6-1**

**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.

**GRANTED by a vote of 7-0 for the building as they exist pursuant to the plans presented**

**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'.

**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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