

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, August 13, 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. 03-41

**APPLICANT:** ABE Office Building  
**LEGAL:** Ocean Ridge, P. B. 27, P. 45, Block 6, Lot 1  
**ZONING:** CB – Community Business  
**STREET:** 1842 E. Oakland Park Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-25.3.A.3.d.ii**– To permit parking, within the bufferyard, 7' from the property line where the code restricts parking within 12' of the property line for a nonresidential use when such area is contiguous to residential property.

#### 2. APPEAL NO. 03-45

**APPLICANT:** James Carson  
**LEGAL:** Pelican Isle, P. B. 21, P. 19, Lot 5 of Broward County Records  
**ZONING:** RS-4.4 – Residential Single Family/Low Density  
**STREET:** 5 Pelican Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-19.5.E** – To permit a 35.2' long wall along the waterline of a swimming pool where the code requires a maximum length of 6'. **Sec. 47-19.5.H.2.** – To permit a 75" hedge located on the waterway where the code requires a maximum height of 30" when located within 10' of the edge of the waterway.

#### 3. APPEAL NO. 03-46

**APPLICANT:** New Bay Colony 30, LLC  
**LEGAL:** Bay Colony Section of the Landings, P. B. 62, P. 34B, Lot 2  
**ZONING:** RS-4.4 – Residential Single Family/Low Density  
**STREET:** 30 Compass Isle  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.30 (Table of Dimensional Requirements)** – To permit the construction of a single-family residence with a 24.4' front yard where the code requires a minimum front yard of 25'.

**4. APPEAL NO. 03-47**

**APPLICANT:** John D. Peggs  
**LEGAL:** Riviera, P. B. 6, P. 17, Block 3, Lots 20 & 21  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 636 Solar Isle Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.2.B** – To permit a balcony to extend into the required 25' yard with a setback of 19.5' where the code permits such architectural features to extend 3' from the face of the building, or 1/3 the amount of the required yard, whichever is less.

**5. APPEAL NO. 03-48**

**APPLICANT:** JUNI, Inc/Capri Townhouses  
**LEGAL:** Coral Ridge Isles P. B. 45, P. 47, Block 21, Lot 15  
**ZONING:** RMM-25 – Residential Mid Rise Multifamily/Medium High Density District  
**STREET:** 5810 NE 14 Rd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-20.2**– To permit the replacement of a six (6) unit multi-family development with four (4) townhouses providing two (2) parking spaces per townhouse where the code requires 2.25 parking spaces per townhouse dwelling unit.

**6. APPEAL NO. 03-49**

**APPLICANT:** STS Enterprises, Inc/Dr. Short Medical Office Building  
**LEGAL:** Tract "C" of the Landings Entrance, P. B. 72, P. 11  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 5400 North Federal Highway  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-25.3.A.3.d.iv**– To permit an existing commercial development from meeting the bufferyard wall requirement when adjacent to residential where the code requires a minimum 5' bufferyard wall on nonresidential property when abutting residential property.

**7. APPEAL NO. 03-50**

**APPLICANT:** Holly Ballard  
**LEGAL:** Lauderdale Park, P. B. 6, P. 331/2, S. ½ of Lots 13 & 14, Block 17  
**ZONING:** RMs-15 – Residential Low Rise Multifamily/Medium Density  
**STREET:** 835 NE 18 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.34 (Table of Dimensional Requirements)** – To permit the enclosure of an existing 144 sq. ft porch with a front yard of 20.1' where the code requires a minimum 25' front yard.

**8. APPEAL NO. 03-51**

**APPLICANT:** Venice Partners, LTD/Venice Cove  
**LEGAL:** Tennis Club II Plat, Tract "A", P. B. 165, P. 38B  
**ZONING:** RMM-25 – Residential Mid Rise Multifamily/Medium High Density  
**STREET:** 711-731 NW 19 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.36 (Table of Dimensional Requirements)** – To permit a private recreation facility with a 10' front yard where the code requires a minimum front yard of 25'.

**9. APPEAL NO. 03-52**

**APPLICANT:** Hibiscus, LLC/The Grove at River Oaks  
**LEGAL:** Tract "D", BETA Plat, P. B. 172, P. 98-99 of Broward County  
**ZONING:** B-2 – General Business District  
**STREET:** 1351 State Road 84  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-23.9.B.2.a** – To permit 48% or 153.33' of linear build to line frontage along SR 84 where the code requires a minimum build to line of 75% or 238.95' for a development site occupied by a ground floor building wall located 20' from the curb line. **Sec. 47-23.9.B.2.b & c** – To be exempted from meeting the first floor transparency and awning requirements where the code requires a minimum of 35% of the first floor façade of a building facing SR 84 shall utilize transparent elements and that awnings, canopies etc., be provided over such transparent elements. **Sec. 47-23,9,B.2.f** – To permit the construction of a 6' wall between the building line and SR 84 where such a wall is prohibited by code.

**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.***

