

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, August 13, 2003 - 7:30 P. M.

CITY HALL
CITY COMMISSION CHAMBERS – 1st 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.

CONTINUED to September

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.

CONTINUED to September

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'.

CONTINUED to September

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.

GRANTED by a vote of 6-0

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.

CONTINUED to September

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.

CONTINUED to September

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.

GRANTED by a vote of 6-0

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'.

CONTINUED to September

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.

CONTINUED to September

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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