

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, SEPTEMBER 10, 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. 03-48**

**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.

**5. 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.

**6. 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'.

**7. 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. **Sec. 47-18.21.J** – To permit a 5' wide sidewalk where the code requires a 7' wide sidewalk for a mixed-use project.

**8. APPEAL NO. 03-53**

**APPLICANT:** Trammell Crow Services/Radice III Corp  
**LEGAL:** Portion of Tracts 4 & 5 of Shell @ I-95  
**ZONING:** OP – Office Park  
**STREET:** 1000 Corporate Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Broward County Code Sec. 39-58.8** – To permit a second building identification sign where the code permits only one (1) building identification sign.

**9. APPEAL NO. 03-54**

**APPLICANT:** Robert Martin Lee/Bob's Speed Products  
**LEGAL:** Progresso, Block 281, Lots 25 & 26 P. B. 2, P. 18  
**ZONING:** I – General Industrial  
**STREET:** 702 NW 6 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-21.9.A.2.a** – To permit a perimeter landscape area of 2' 8" to 3' where the code requires a minimum 5' perimeter landscape area.

**10. APPEAL NO. 03-56**

**APPLICANT:** CPC Fort Lauderdale, LLC/VUE Fort Lauderdale  
**LEGAL:** Lauderdale Beach, Lots 6 & 7, Block 19  
**ZONING:** RMH-60 – Residential High Rise Multifamily/High Density  
**STREET:** 1924 N. Ocean Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.2.X** – To permit a multifamily development to have an accessory use (cabanas) located across the street from the principal structure where the code requires that an accessory use shall be located on the same plot as the residential development.

**11. APPEAL NO. 03-57**

**APPLICANT:** Edna B. Rella/Café Martorano  
**LEGAL:** Galt Ocean Mile, Block 3, Lots 7 & 8  
**ZONING:** CB – Community Business  
**STREET:** 3343 E. Oakland Park Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-20.2.A** – To permit a 904 sq. ft restaurant addition to be exempt from providing additional parking where code requires 8 additional parking spaces for such addition

**12. APPEAL NO. 03-58**

**APPLICANT:** Antonio & Maria V. Curatolo  
**LEGAL:** Progresso, Lots 18-20, Block 258, P. B. 2, P. 18  
**ZONING:** B-2 – General Business  
**STREET:** 811 NE 1 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-18.3.A** – To permit a used automotive dealership to have lot width of 75' on the front property line and a total area of 10, 125 sq. ft where the code requires a minimum lot width of 100' and an area of 15,000 sq. ft.

**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.*