

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, SEPTEMBER 10, 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.

DENIED by a vote of 2-5

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.

35.2' Wall GRANTED by a vote of 7-0
75" Hedge DENIED by a vote of 1-6

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'.

GRANTED by a vote of 7-0

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.

GRANTED by a vote of 7-0

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.

GRANTED by a vote of 7-0

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'.

GRANTED by a vote of 7-0 with the condition that landscaping be placed between the lot and the adjacent property

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.

All variances GRANTED by a vote of 7-0 with the condition that the 6' wall be landscaped on the street side

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.

GRANTED by a vote of 6-1

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.

GRANTED by a vote of 7-0

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.

GRANTED by a vote of 7-0 with the condition that the cabanas must be tied to the ownership of the residential units of the View and cannot be sold separately and must be a part of the condominium documents which could not be revised or changed without the approval of the Zoning Administrator

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

DENIED by a vote of 3-4

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.

GRANTED by a vote of 5-2

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://www.fortlauderdale.gov/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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