

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, OCTOBER 8, 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. 03-59

**APPLICANT:** Majestic Manor/Gregory MacNeir  
**LEGAL:** Croissant Park, River Section, Lots 34 & 35, Block 10, P. B. 2, P. 9  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET:** 601 SW 10 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-5.32** – To permit a front yard of 21' for a two-story porch on a duplex development where the code requires a minimum front yard of 25'.

#### 2. APPEAL NO. 03-60

**APPLICANT:** Anthony J. Chiocca  
**LEGAL:** Lauderdale Isles, No. 2, Lot 28, Block 1, P. B. 33, P. 20B  
**ZONING:** RS-5 – One Family Detached Dwelling District  
**STREET:** 2503 Andros Lane  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Broward County Code Sec. 39-285** – To permit an open carport addition to an existing single family residence with a 14' 6" front yard where the code requires a minimum 25' front yard. **Sec. 39-286** – To permit a family room addition and the aforementioned carport addition with a 5' side yard on the north and south sides of the site where the code requires a 7.5' side yard.

#### 3. APPEAL NO. 03-61

**APPLICANT:** Harbor Beach Nursing Home  
**LEGAL:** Everglades Land Sales Co., First Addition Lauderdale Corrected, Lots 7 & 8, Block 14, P. B. 2, P. 15  
**ZONING:** RMM-25 – Residential Mid Rise Multifamily/Medium High Density  
**STREET:** 1615 S. Miami Road  
805 SE 16 Ct.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.19** – To permit a parking lot in the RMM-25 zoning district, for use by the adjacent nursing home, where such is not listed as a permitted use.

**4. APPEAL NO. 03-62**

**APPLICANT:** Premier Developer/Aquatania Condominium Sales Trailer  
**LEGAL:** Birch Ocean Front Subdivision, Block 7, Lots 4-6, P. B. 19, P. 26  
**ZONING:** IOA – Intracoastal Overlook Area District  
**STREET:** 545 Bayshore Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.2.DD** – To permit a temporary sales trailer prior to final site plan approval, where such facility is only permitted after final site plan approval or issuance of the first building permit, whichever occurs first.

**5. APPEAL NO. 03-63**

**APPLICANT:** Henry Fecker, III  
**LEGAL:** Riviera, Block 2, Lot 38, P. B. 6, P. 17  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 501 Riviera Isle Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31**– To permit a waterway side yard of 20' for a 1,245 sq. ft second story addition to an existing single family where the code requires a minimum 25' yard when abutting a waterway.

**6. APPEAL NO. 03-65**

**APPLICANT:** City of Fort Lauderdale  
**LEGAL:** Last Chance Village, Block 7, Lot 6, P. B. 27, P. 13  
**ZONING:** P – Parks, Recreation & Open Space  
**STREET:** 2401 SW 10 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.1.c** – To grant a temporary use permit for Fire Station #47 as an accessory use to the proposed Riverland Park prior to the construction of the park.

**7. APPEAL NO. 03-66**

**APPLICANT:** George Billings  
**LEGAL:** Idlewyld, Block 11, Lot 5 & N ½ of Lot 6, P. B. 3, P. 4  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 419 Poinciana Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements)** – To permit a 15' rear yard where the code requires a minimum 25' rear yard when abutting a waterway.

**8. APPEAL NO. 03-67**

**APPLICANT:** Kevin Peters  
**LEGAL:** Lauderdale Isle, No. 2, Block 5, Lot 58, P. B. 35, P. 33  
**ZONING:** RS-5 – One Family Dwelling  
**STREET:** 2419 Gulfstream Lane  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Broward County Code Sec. 39-275.3.d** – To permit a 4' 6" side yard for a swimming pool where the code requires a minimum 8' side yard.

**9. APPEAL NO. 03-68**

**APPLICANT:** Joseph Doviak  
**LEGAL:** Croissant Park, Dixie Cut-off, Block D-9, Lots 10 & 11, P. B. 6, P. 5  
**ZONING:** B-3 – Heavy Commercial/Light Industrial  
**STREET:** 400 SE 31 St, #8  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.2.B** – To permit a balcony to extend 9' from the west façade of the building, where 3' is the maximum permitted and to permit said balcony to have a total combined length of 23' where a maximum of 20% of the linear façade or 12.9' is permitted and **Sec. 47-3.1.B.1** – To permit the expansion of a nonconforming use, (a balcony built without a permit) where the code does not permit a nonconforming use to be enlarged or extended.

**10. APPEAL NO. 03-69**

**APPLICANT:** Holy Cross Hospital/ Holy Cross Medical Properties  
**LEGAL:** Coral Hills, Block 12, Lots 4, 5, 6, 7, 14-17, P. B. 37, P. 20  
**ZONING:** RMM-25 – Residential Mid Rise Multifamily/Low Medium Density  
**STREET:** 1900 & 1930 NE 47 St.  
1901, 1911 & 1921 NE 46 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.19** – To permit a surface parking facility to support an existing medical office where such use is not permitted in the RMM-25 zoning district. **Sec. 47-20.15** – To maintain the existing backout parking where the code prohibits backout parking.

**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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