

## A G E N D A

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, NOVEMBER 12, 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. 03-57

**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** – A request for a rehearing of an appeal that was denied by the Board on September 10, 2003 - 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.

#### 2. 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.

### **3. 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.

### **4. 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.

### **5. 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.

### **6. 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.

**7. APPEAL NO. 03-70**

**APPLICANT:** Navarro Residence  
**LEGAL:** Breakwater, Block 2, Lot 11, P.B. 42, P. 19  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 2604 SE 21 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements)** – To permit a 17' 6" front yard for a 406 sq. ft 1<sup>st</sup> floor addition, 2,127 sq. ft 2<sup>nd</sup> floor addition and 711 sq. ft 3<sup>rd</sup> floor addition where the code requires a minimum 25' front yard.

**8. APPEAL NO. 03-71**

**APPLICANT:** Ocean Park S. C., LIC  
**LEGAL:** Town of Fort Lauderdale, Block 54, Lot 18, P. B. B; P. 40  
**ZONING:** RAC-CC – Regional Activity Center-City Center  
**STREET:** 625 South Andrews Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-13.H.1.a** – To permit a 0' setback for a pedestrian arcade with two (2) support columns where the code requires a minimum 5' setback. **Sec. 47-19.2.C** – To permit a 44' wide entrance canopy where the code requires a maximum width of 15'. **Sec. 47-13.20.H.7.a** – To permit four (4) palm trees along Andrews Avenue where the code requires one (1) shade tree at least every forty(40) lineal feet along the area fronting the pedestrian priority street.

**9. APPEAL NO. 03-72**

**APPLICANT:** Liddell Residence  
**LEGAL:** Isla Bahia, Lots 11 & 12, P.B. 47, P. 27  
**ZONING:** RS-4.4 – Residential Single Family/Low Density  
**STREET:** 80 Isla Bahia Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.5.A** – To permit a 7' 6" high wall on residential property where the code permits a maximum height of 6' 6".

**10. APPEAL NO. 03-73**

**APPLICANT:** P. Douglas McCraw (Flagler 303 LLC)  
**LEGAL:** Ft. Lauderdale, P. B. "B" P. 40D, Block 3, Lot 2W  
**ZONING:** RAC-CC – Regional Activity Center – City Center  
**STREET:** 217 NW 1 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-24.12.B (Appeal of Interpretation)** – Appealing Zoning Administrator's interpretation that a self-storage facility is permitted as a principal use in the RAC-CC zoning district when contiguous to or separated by no more than a 60' public right-of-way from a railroad right-of-way and is not subject to Sec. 47-18.29.B.

**11. APPEAL NO. 03-74**

**APPLICANT:** Kimberly Haeuser  
**LEGAL:** Oak Grove, P. B. 27, P. 16, Block 4, Lot 24  
**ZONING:** RD-15 – Residential Single Family/Duplex/Low Medium Density  
**STREET:** 2940 SW 12 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.5.B** – To permit an existing wood fence with a 0' setback along the street property line where the code requires a minimum setback of 3' along the street property line for a fence with 0-25% transparency.

**12. APPEAL NO. 03-75**

**APPLICANT:** Jon & Anita Kotler  
**LEGAL:** Bay Colony Section of the Landings, P. B. 62, P. 34, Lot 47  
**ZONING:** RS-4.4 – Residential Single Family/Low Density  
**STREET:** 21 Bay Colony Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.30 (Table of Dimensional Requirements)** – To permit a 23' waterway rear yard for a 5,614 sq. ft 2<sup>nd</sup> floor addition to an existing single-family residence where the code requires a minimum 25' yard when abutting a waterway.

**13. APPEAL NO. 03-76**

**APPLICANT:** Courtney Case, Inc.  
**LEGAL:** Progresso, P. B. 2, P. 18, Block 189, Lots 20-30  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 201 West Sunrise Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-22.4.A.2** – To permit three (3) building identification wall signs on a 2<sup>nd</sup> floor office building located on two street frontages where the code only permits one (1) building identification wall sign on each street frontage for multiple tenant office buildings.

**14. APPEAL NO. 03-77**

**APPLICANT:** CGK Investments Corp/New Millennium Internet Cafe  
**LEGAL:** Galt Ocean Mile, P. B., 34, P. 16B, Block 7, Lot 7  
**ZONING:** CB – Community Business  
**STREET:** 3337 NE 33 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 5-26 (a)** – A variance to permit the sale of alcoholic beverages within 68' of another place of business where there is already the sale of alcoholic beverages where the code requires a minimum distance separation of 300'.

**15. APPEAL NO. 03-78**

**APPLICANT:** Bank Atlantic  
**LEGAL:** A Parcel of Land Lying in SW ¼ of Section 9, Township 49 South, Range 42 East  
**ZONING:** GAA – General Aviation Airport  
**STREET:** 2100 NW 62 St.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-14.21.C (1) (b)** – To permit a setback varying from 25 – 50' for three (3) flag poles where the code requires a 100' building setback from NW 62 St. **Sec. 47-21.10.B.13** – To permit a setback varying from 25 – 50' for eight (8) light poles where the code requires that a 50' landscape buffer be permanently maintained by the owner/occupant in such a manner as to provide a park-like setting.

**16. APPEAL NO. 03-57**

**APPLICANT:** Edna B. Rella/Café Martorano  
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**ZONING:** CB – Community Business  
**STREET:** 3343 E. Oakland Park Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-24.12.7.a - A rehearing** of an appeal that was denied by the Board on September 10, 2003 - **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

**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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