

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, NOVEMBER 12, 2003 - 7:30 P. M.

CITY HALL
CITY COMMISSION CHAMBERS – 1st 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.

GRANTED by a vote of 7-0

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.

GRANTED by a vote of 7-0

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.

DENIED by a vote of 4-3

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.

GRANTED by a vote of 7-0 with the condition that if the building is torn down the variance become null and void.

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.

GRANTED by a vote of 7-0

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.

CONTINUED to the December 10, 2003 meeting

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 1st floor addition, 2,127 sq. ft 2nd floor addition and 711 sq. ft 3rd floor addition where the code requires a minimum 25' front yard.

CONTINUED to the December 10, 2003 meeting

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.

GRANTED by a vote of 7-0

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".

CONTINUED to the December 10, 2003 meeting

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.

DENIED by a vote of 4-3

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.

GRANTED by a vote of 7-0

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 2nd floor addition to an existing single-family residence where the code requires a minimum 25' yard when abutting a waterway.

GRANTED by a vote of 7-0

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 2nd 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.

GRANTED by a vote of 7-0

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'.

CONTINUED to the December 10, 2003 meeting

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.

47-14.21.C (1) (b) GRANTED by a vote of 6-1
47-21.10.B.13 CONTINUED to the December 10, 2003 meeting

16. APPEAL NO. 03-57

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LEGAL: Galt Ocean Mile, Block 3, Lots 7 & 8
ZONING: CB – Community Business
STREET: 3343 E. Oakland Park Blvd
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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

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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.