

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, DECEMBER 10, 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. 47-24.12.7.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.

GRANTED by a vote of 7-0 with the following conditions:

1. The restaurant can only operate from 5 p.m.
2. Applicant has 90 days to acquire a valet parking agreement or cease the service

3. 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 February

3. 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 the enclosure of an existing carport with a 17' 6" front yard where the code requires a minimum 25' front yard.

GRANTED by a vote of 5-2 as presented to the Board

4. 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".

GRANTED by a vote of 5-2

5. 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'.

GRANTED by a vote of 7-0 as long as the primary use is allowing patrons to have access to the internet

6. 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. 47-21.10.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.

GRANTED by a vote of 6-0

7. APPEAL NO. 03-79

APPLICANT: Dean Zervas
LEGAL: Palm Aire Village 3rd Section, Add. #2, P. B. 90, P. 21, Block 6, Lot 57
ZONING: RS-8 – Residential Single Family/ Low Medium Density District
STREET: 6751 NW 27 Ave
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.5.B.1d – To permit an existing 6' high wood fence on the north side of the property to be setback 2' from the street where the code requires a minimum average setback of 3' 0". **Sec. 47-19.5.D.3** – To permit an existing gate to open outward where the code requires gates to swing or slide in a manner that does not obstruct public ways.

6' high wood fence GRANTED by a vote of 7-0
gate DENIED by a vote of 0-7

8. APPEAL NO. 03-80

APPLICANT: OnRite Facility
LEGAL: Leder Commercial Subdivision, a portion of Parcel B, P. B. 70, P. 25
ZONING: B-3 – Heavy Commercial/Light Industrial
STREET: 5130 N. State Road 7
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3.A.3.d – To permit the construction of a 5' high wood fence to buffer non-residential property from residential property where the code requires a 5' high masonry bufferyard wall when non-residential property abuts residential property.

CONTINUED to January

9. APPEAL NO. 03-81

APPLICANT: John Coke-Stone Williams
LEGAL: Stranahan Subdivision, P. B. 3, P. 115, N one-half of Lots 19 & 20, Block E
ZONING: RC-15 – Residential Single Family/Cluster Dwellings/Low Medium Density
STREET: 315 NE 14 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2.BB.1 – To permit the construction of a pool with a setback of 3' 4 ¾" - 3' 6 5/8" from the property line where the code requires a minimum 4' setback from all property lines.

GRANTED by a vote of 7-0

10. APPEAL NO. 03-82

APPLICANT: Downtown Chiropractic Center
LEGAL: Victoria Park Corrected & Amended Plat, P.B. 10, P. 66, Block 8, Lot 3 and W. 70' of Lots 4 & 5
ZONING: RC-15 – Residential Single Family/Cluster Dwellings/Low Medium Density
STREET: 1601 East Broward Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.14** – To permit a professional office in the RC-15 zoning district where such use is not listed as a permitted use. **Sec. 47-20.15** – To maintain the existing back-out parking where the code prohibits back-out parking into rights-of-way.

CONTINUED to January

11. APPEAL NO. 03-83

APPLICANT: New Urban East Village, LLC
LEGAL: North Lauderdale, Lots 19-24, Block 29 of Amended Plat of Blocks 1-6 & 25-33, P. B. 1, P. 182
ZONING: RAC-CC – Regional Activity Center – City Center
STREET: 426-494 NE 2 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-19.2.B** – To permit architectural features (roof eaves) on four (4) buildings abutting NE 2 Avenue to extend twenty-six and one-quarter inches (26 1/4") into the required yard where the code allows architectural features to extend 3' into the required yard or 1/3 the distance of the required yard or twenty inches (20") whichever is less.

GRANTED by a vote of 7-0

12. APPEAL NO. 03-84

APPLICANT: Pine Crest West Athletic Field
LEGAL: Coral Ridge Isles Replat, Block 1, P. B. 81, P. 10B, Parcel "A"
ZONING: CF-S – Community Facility - School
STREET: 1501 NE 62 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-8.30 (Table of Dimensional Requirements)** – To permit a 0' side yard for stadium bleachers, located on the west side of the property, where the code requires a 20' side yard. To permit two (2) 50' high and six (6) 60' high light poles where a maximum height of 35' is permitted for all structures. To permit a 6' side yard for three (3) light poles along the east side of the property and a 0-3' side yard for three (3) light poles on the west side of the property where the code requires a minimum 20' side yard.

GRANTED by a vote of 7-0

13. APPEAL NO. 03-85

APPLICANT: The Verma Family Ltd
LEGAL: Las Olas By-The-Sea Extension P. B. 7, P. 25, Block 16, Lot 1
ZONING: RS-8 – Residential Single Family/Low Medium Density
STREET: 1801 North Atlantic Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements) – To permit the construction of a 145 sq. ft 1st floor breakfast room addition and a 428 sq. ft 2nd floor covered deck addition to an existing single family residence with a 19' 5 3/16" front yard where the code requires a minimum 25' front yard.

DENIED by a vote of 2-5

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.