

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, JANUARY 14, 2004 - 7:30 P. M.

CITY HALL  
CITY COMMISSION CHAMBERS – 1<sup>st</sup> Floor  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL

#### 1. APPEAL NO. 03-80

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.

WITHDRAWN by Staff

#### 2. APPEAL NO. 04-01

APPLICANT: Bram Persaud d/b/a Pelican Pub  
LEGAL: Woodland Park Unit I, S65' of the NE ½ of 8-50-42  
ZONING: B-2 – General Business  
STREET: 282 SW 27 Avenue  
ADDRESS: Fort Lauderdale, FL

**APPEALING: Sec. 5-27 (a)** – Seeking a variance for a pub with a 2COP liquor license upgrading to a 4COP liquor license with a distance separation of 270' from a church (Bethesda Pentecostal Church) where the code requires a minimum separation of 500' from any established church, public or private school.

DENIED by a vote of 4-3

**3. APPEAL NO. 04-02**

**APPLICANT:** Wolfgang Puck Express  
**LEGAL:** Lots 2-7 & 10-15, less N. 10' of Lots 3 & 4 of Wheeler's Subdivision of Lots 2-10, Block B, Town of Fort Lauderdale, P. B. 3, P. 59  
**ZONING:** RAC-CC – Regional Activity Center – City Center  
**STREET:** 350 E. Las Olas Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 5-26 (b)** – Seeking a special exception for a restaurant selling alcoholic beverages, incidental to the sale and service of food, with a distance separation of 190' and 138' respectively from two other places 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**

**4. APPEAL NO. 04-03**

**APPLICANT:** Investacar.com d/b/a Bourget's of Florida  
**LEGAL:** Lauderdale, 1<sup>st</sup> Addition, P. B. 2, P. 15, Block 11, South 65' of Lots 19 & 20  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 1580 South Federal Highway  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-6.20 (Table of Dimensional Requirements)** – To permit a 0' front yard where the code requires a minimum 5' front yard. **Sec. 47-20.2** – To permit five (5) 6' x 10' parking spaces for motorcycle use where a minimum 8' 8" x 18' parking space is required. **Sec. 47-22.3.O** – To permit a 17' 6" high roof sign where roof signs are prohibited. **Sec. 47-21.9** – To permit a 2' 9" perimeter landscape area where a minimum 5' perimeter landscape area is required.

**CONTINUED to February 11, 2004 meeting**

**5. APPEAL NO. 04-04**

**APPLICANT:** Bank Atlantic Modular Facility  
**LEGAL:** Progresso, P. B. 2, P. 18, Block 22, Lots 4-6  
**ZONING:** B-1 – Boulevard Business  
RMM-25 – Residential Mid Rise Multifamily/Medium High Density  
**STREET:** 1750 E. Sunrise Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.19** – Seeking a use variance to permit a modular bank facility in the RMM-25 zoning district where such is not listed as a permitted use in the district.

**GRANTED by a vote of 7-0**

**6. APPEAL NO. 04-05**

**APPLICANT:** Rubenstein Florida Properties/Smokey Bones  
**LEGAL:** Port Royale Commercial, all of Tract "B", P. B. 101, P. 36  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 6500 N. Federal Highway  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-23.9.A.1 (Interdistrict Corridor)** – To permit a 10' interdistrict corridor yard abutting North Federal Highway where the code requires a 20' interdistrict corridor yard for any development abutting this portion of North Federal Highway.

**WITHDRAWN by Applicant (withdrawal letter received 1/20/04)**

**REPORT and FOR THE GOOD OF THE CITY.**

Workshop to be held March 5, 2004 at 5:00 p.m.

*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.*