

## AGENDA

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, MARCH 10, 2004.

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

*On March 10, 2004, a Board of Adjustment Workshop will be held at 5:00 p.m. in the Cafeteria on the 8<sup>th</sup> Floor of City Hall prior to the Regular Meeting. This workshop is opened to the Public and for all who wish to attend.*

### WORKSHOP: 5:00 P.M.

1. Staff and Board of Adjustment discussion of processes, presentations, and recommendations.

### REGULAR MEETING: 7:30 P.M.

#### 1. 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; **Sec. 47-21.10** – To permit a minimum of 18% landscaping of the gross lot square footage where the ULDR requires a minimum of 35%.

#### 2. APPEAL NO. 04-06

**APPLICANT:** John A. Mancini – Defered from February 11, 2004 meeting  
**LEGAL:** Sea Island, Unit 4, P. B., 29, P. 29, Block 3, Lot 3, Less W. 27'  
**ZONING:** RS 4.4 – Residential Single Family/Low Density District  
**STREET:** 2716 Barcelona Dr.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-5.30 (Table of Dimensional Requirements)** – To permit a 15' side yard where the code requires a minimum 25' yard when abutting a waterway.

### **3. APPEAL NO. 04-07**

**APPLICANT:** Cassandra Colby Tansey/World Fitness Association  
**LEGAL:** Hoys Business Center, P. B. 39, P. 11, Block 1, Lot 2  
**ZONING:** B-1 – Boulevard Business  
**STREET:** 5800 N. Federal Highway  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-20.11** – To permit parking stall depth of 16' 10 9/16" where the code requires a depth of 19' 1 1/8" for 45 degree parking and to permit an overall parking dimension of 46' 9 1/8" where the code requires a minimum overall dimension of 51' 2 1/8". **Sec. 47-20.2.B** – To exclude a 2<sup>nd</sup> floor area of 1,773 sq. ft, a 1<sup>st</sup> floor area of 1,540 sq. ft and 233 sq. ft. hallway area from the parking calculations where the code requires that the parking calculations be based on the total gross floor area of the building. **Sec. 47-20.2.A** – To permit 31 parking spaces where the code requires a minimum 39 parking spaces for the proposed change of use. **Sec. 47-23.9.A.1** – To permit an 18.6' inter-district corridor yard where the Code requires a minimum 20' ft. inter-district corridor yard.

### **4. APPEAL NO. 04-12**

**APPLICANT:** Tops Revival  
**LEGAL:** Riverside Park Addition, Block 13, Lots 4, 5, 6, 7, 8, 9, 10, 11, P. B. 10, P. 37, Lying North of the North right-of-way line of Davie Blvd. And being located at the Southeast corner of Lot 15; together with all of Lots 16, and 17 of Block 13 And Lots 1, 2, 3, and 4, of Block 14 lying North of the North right-of-way line of Davie Blvd and being located at the Southeast corner of Lot 1 together with all of Lots 38 and 39.  
**ZONING:** R-O (Residential/Office)  
**STREET:** 1801 Davie Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47-25.3C (iv)** To permit a 6' ft. High chain link fence where the Code requires a minimum 5' ft. High bufferyard wall when non-residential property abuts residential property.

### **5. APPEAL NO. 04-13**

**APPLICANT:** ARB Realty, Inc. c/o Searock Inc.  
**LEGAL:** Herzfeld's Addition to Lauderdale Harbors, Block 6, The East 405 feet of the West 985 feet, less the South 520 feet P. B. 35, P. 22.  
**ZONING:** B-1 (Boulevard Business)  
**STREET:** 1445 SE 16 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** **Sec. 47- 22.3L** – To permit four (4) point-of-purchase signs where the code permits only two (2) point-of-purchase signs.

### **6. APPEAL NO. 04-15**

**APPLICANT:** Will Tower  
**LEGAL:** Sunrise, Block 10, Lot 3, P. B. 28, P. 42  
**ZONING:** RS-8  
**STREET:** 2500 NE 7 Place  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47- 46** – Seeking a variance to permit a 4’7” side yard for a 587 sq. ft. 2<sup>nd</sup> Floor addition to an existing single-family structure where the Code requires a minimum 5’ side yard.

**7. APPEAL NO. 04-16**

**APPLICANT:** Mainstreet One Financial Plaza Ltd.  
**LEGAL:** Town of Fort Lauderdale, Block 14, Lot 20 The South 300 ft. and the South 300 ft. of the West 16 ft. of Lot 21, less the South 15 ft. lying and being in Broward County, P. B. “B”, P. 40 (D).  
**ZONING:** RAC-CC (Regional Activity Center – City Center)  
**STREET:** 100 SE 3 Avenue, Ste. 2212  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-22.4(A)(2)** Seeking a variance to permit a ground sign with a name other than the approved name located on the building I.D. wall sign.

**8. APPEAL NO. 04-17**

**APPLICANT:** George McKee  
**LEGAL:** Parcel “A-1”, Tower Park Subdivision”, according to the Plat Book 46, Page 49 of the Public Records of Broward County, Florida  
**ZONING:** RS-8 – Residential Single Family/Low Medium Density  
**STREET:** 601 SW 26 Avenue  
**ADDRESS:** Fort Lauderdale, FL 33312

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements):** To permit a flag lot with a width of 12.05’ at the right-of-way for the construction of a proposed single family dwelling where the code requires that a lot have a minimum width of 50’.

**9. APPEAL NO. 04-18**

**APPLICANT:** FPIP XII, LTD  
**LEGAL:** Township 50 South, Range 42 East, Section 14, Southerly Right-of-Way line for State Road A-1-A (S.E. 17 St. Causeway) and along the Westerly Right-of-Way line for Eisenhower Blvd.  
**ZONING:** B-1 (Boulevard Business)  
**STREET:** 1680 SE 17 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-22.3H** Seeking a variance to permit a Reader Board on a proposed ground sign where it is currently not permitted by Code.

**10. APPEAL NO. 04-20**

**APPLICANT:** Mark Falconer  
**LEGAL:** Riverside Estates Addition Revised Plat, Block 2, Lot 20, P.B. 37, P. 27  
**ZONING:** RS-8 (Residential Single Family/Low Medium Density)  
**STREET:** 1431 SW 19 Ave  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.5** – Seeking a variance to permit the construction of a fence with a 0' setback from the property line where the Code requires an average 3' setback from the property line.

**11. APPEAL NO. 04-21**

**APPLICANT:** Parking Company of America  
**LEGAL:** Lot 37 less N. 15' together with Lots 34, 38 & 39, Block 19 of Bryan Subdivision of Blocks 5, 8 & 19 of Town of Fort Lauderdale P. B. 1, P. 18  
**ZONING:** RAC-WMU – Regional Activity Center – West Mixed Use  
**STREET:** 500 West Broward Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec.47-24.12 A. (10)** – To grant an extension to a previous Board of Adjustment approval to: **Sec. 47-13.20.C.1.d** – To permit a 15' setback of a vehicular use area from an image street (Broward Blvd), where the code requires a 20' setback. **Sec. 47-21.9.A.2.a** – To permit a 2' perimeter landscape area where code requires a minimum perimeter landscape area of 5' when abutting a street. **Sec. 47-21.9.A.2.b** – To permit a landscape area of 0.5' where the code requires an area of 2 ½' when not abutting a street. **Sec. 47-21.9.A.3** – To permit 710 sq. ft of interior landscape area where code requires an area of 960 sq. ft.

**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.***