

RESULTS

REGULAR BOARD OF ADJUSTMENT CITY OF FORT LAUDERDALE

REGULAR MEETING

WEDNESDAY, MARCH 10, 2004.

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

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%.

APPROVED by a vote of 7-0

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.

DENIED by a vote of 4-3

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 2nd floor area of 1,773 sq. ft, a 1st 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.

CONTINUED to April 14, 2004 regular meeting

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 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.

DEFERRED to April 14, 2004 regular meeting

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.

CONTINUED to April 14, 2004 regular meeting

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. 2nd Floor addition to an existing single-family structure where the Code requires a minimum 5’ side yard.

CONTINUED to April 14, 2004 regular meeting

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.

CONTINUED to April 14, 2004 regular meeting

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’.

APPROVED by a vote of 8-0

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.

CONTINUED to April 14, 2004 regular meeting

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.

APPROVED by a vote of 7-0.

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.

CONTINUED to April 14, 2004 regular meeting

REPORT and FOR THE GOOD OF THE CITY.