

A G E N D A

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, APRIL 14, 2004 – 7:30 P.M.

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

1. APPEAL NO. 04-12

APPLICANT: Tops Revival – *Deferred from March 10, 2004 meeting.*
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.

2. APPEAL NO. 04-13

APPLICANT: ARB Realty, Inc. c/o Searock Inc. – *Continued from March 10, 2004 meeting.*
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.

3. APPEAL NO. 04-15

APPLICANT: Will Trower– *Continued from March 10, 2004 meeting.*
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.

4. APPEAL NO. 04-16

APPLICANT: Mainstreet One Financial Plaza Ltd. – *Deferred to May 12, 2004 at the request of the applicant.*
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 building identification other than the approved building identification located on the wall of the principal structure.

5. APPEAL NO. 04-18

APPLICANT: FPIP XII, LTD– *Deferred from March 10, 2004 meeting.*
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.

6. APPEAL NO. 04-21 - Continued from March 10, 2004 meeting.

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. **Sec 47-13.20.I & Sec. 47-13.20.H.1.a** – To maintain a parking lot without a building on an image street where the Code requires a minimum of 75% of the linear frontage on an image street be occupied by a ground floor building wall 10' from the property line.

7. APPEAL NO. 04-14

APPLICANT: G. Brett & Caroline D. Bass
LEGAL: Beverly Heights, Block 21, Lot 1 together with the North 5.0' of that certain 10' alley lying adjacent to the South line of said Lot1, Block 21 P. B. 1, P. 30
ZONING: RM-15 (Residential Low Rise Multifamily/Medium High Density District) – *As recommended by Planning and Zoning at it's March 17, 2004 meeting.*
STREET: 221-229 SE 12 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-18.21.C.3 (Locational Limitations) – To permit a mixed development at the subject location, where the Code does not permit a mixed-use development in a residentially zoned district at the subject location.

8. APPEAL NO. 04-19

APPLICANT: Paul Weakley
LEGAL: Orchid Grove, The East 40 ft. of Lot 22 together with the West 20 ft. of Lot 23 P.B. 25, P. 2
ZONING: RD-15
STREET: 817 SW 16 Court
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-5.32 to permit the expansion of an existing carport to a 1.5' side yard where a minimum 5' side yard is required. **Sec. 47-19.2** to permit the construction of an 800 square foot two-story accessory dwelling (cottage) where the Code allows a maximum 600 square foot accessory dwelling (cottage). **Sec. 47-20.5(c)(3)(a)** to permit a 9.6' two-way travel access drive where the Code requires a minimum 20' two-way travel access drive. **Sec. 47-20.11** to permit a 20' aisle width for 90 degree parking angle where the Code requires a minimum 24' aisle width for 90 degree parking angle.

9. APPEAL NO. 04-22

APPLICANT: Emil Pawuk
LEGAL: "Las Olas by The Sea", Lots 5, 6, 7, 8, P.B. 1, P.16
ZONING: SBMHA (South Beach Marina and Hotel Area)
STREET: 401-435 Seabreeze Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12A.6 To permit a temporary use approval for a retail operation as part of the existing ground floor restaurant.

10. APPEAL NO. 04-23

APPLICANT: Marc and Corie E. Herschelman
LEGAL: Lot 1, Block 13 of "Rio Vista Isles Unit 5", P. B. 8, P. 7
ZONING: RS4.4
STREET: 1501 SE 11 Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-5.30 – To permit a 596 Sq. Ft. 2nd Floor addition to an existing single family dwelling with a 12' 3-5/8" waterway yard along the west side of the property where the Code requires a minimum 25' waterway yard.

11. APPEAL NO. 04-24

APPLICANT: Sydney Brown
LEGAL: Lot 1, Block 3, Lauderdale Manor Homesites, P. B. 34, P. 21
ZONING: CB
STREET: 1880 NW 24 Terrace
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 4-25.3 A. 3 d. iv – To exempt the minimum 5' masonry buffer yard wall required for non-residential property when abutting residential property.

12. APPEAL NO. 04-25

APPLICANT: Patrice Rizzo
LEGAL: Lot 4, Block 8, C.J. Hector's Re-subdivision of Rio Vista, P. B. 1, P. 24
ZONING: RS-8
STREET: 1008 SE 5 Court
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-19.2 cc.1 – To permit the construction of a pool at 8.5' which is above the finished floor elevation (7.64') of the ground floor of the principal building, where the Code requires that such use not exceed the ground floor elevation of the principal building when located within the required yard.

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.

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