

A G E N D A

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, MAY 12, 2004 – 7:30 P.M.

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

1. APPEAL NO. 04-16

APPLICANT: Mainstreet One Financial Plaza Ltd. – *Deferred from March 10, 2004 at the request of the applicant.*
LEGAL: Town of Fort Lauderdale, , P. B. “B”, P. 40 (D), Block 14, Lot 20 and Portion of Lot 21
ZONING: RAC-CC (Regional Activity Center – City Center)
STREET: 100 SE 3 Avenue
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.

2. APPEAL NO. 04-18 - Deferred from April 14, 2004

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.

3. APPEAL NO. 04-24 – Deferred from April 14, 2004

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.

4. APPEAL NO. 04-29

APPLICANT: Right Perspective Development Group, LLC
LEGAL: North Lauderdale, P.B. 1, P. 48, Block 19, Lots 23 and 24
ZONING: B-2 (General Business District)
STREET: 401 NW 7 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec.47-6.20** – To allow a 4' front (east) building setback, where the Code requires a 5' front building setback; and

APPEALING: **Sec.47-21.9.A.2.a** – To allow a 3' wide perimeter landscape area abutting N.W. 4 Street, where a minimum width of 5' is required for landscape areas when abutting a street.

5. APPEAL NO. 04-26

APPLICANT: Sarl Investment Co. Inc.
LEGAL: Sunrise, P.B. 28, P. 42, Block 3, Lot 20
ZONING: ROC (Planned Residential Office District)
STREET: 2300 NE 9 Street
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-21.9(A)(2) – (Perimeter Landscape Area)** – To permit a 1' perimeter landscape area to install a required handicap parking space abutting a street, where the Code requires an average 10' and a minimum 5' perimeter landscape area for that portion of the site that abuts a street.

6. APPEAL NO. 04-27

APPLICANT: Case Holding Company, Inc.
LEGAL: Gateway Industrial Center No. 21, P.B. 110, P. 27, Parcel "A" and "B"
ZONING: I (Industrial)
STREET: 1100 W. McNab Road
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-20.2** – To permit 233 of the required 323 parking spaces to exist during construction of a new parking garage where the Code requires that all off-street parking and loading be provided and maintained on the basis of the minimum requirements as outlined in the Table of Parking and Loading Zone Requirements.

7. APPEAL NO. 04-28

APPLICANT: Parkland Camelot, Ltd.
LEGAL: Harbor Heights, P.B. 34, P. 33, A portion of Parcel "C"
ZONING: B-1 (Boulevard Business)
STREET: 2400 SE 17 Street Causeway
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-21.9(A)(2)(a) – To permit an average and minimum perimeter landscape area of 3'6" where the Code requires an average 10' and minimum 5' perimeter landscape area for that portion of the site that abuts a street.

8. APPEAL NO. 04-30

APPLICANT: Jaime A. Velasquez
LEGAL: Stilwell Isles, P.B. 15, P. 26, Block 2, Lot 1 and a portion of Lot 2
ZONING: RS-4.4 (Residential Single Family/Low Density)
STREET: 300 Royal Plaza Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-5.30 (Table of Dimensional Requirements) – To permit the construction of a 7,587 sq. ft. 2-story, single-family structure on a 72 ft. wide waterway lot, where the Code requires a minimum 100 ft. wide waterway lot for a new single family residence.

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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