

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, JUNE 9, 2004 – 7:30 P.M.

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

1. APPEAL NO. 04-16 - *Deferred from May 12, 2004 at the request of the applicant.*

APPLICANT: Mainstreet One Financial Plaza Ltd. –
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.

WITHDRAWN

2. APPEAL NO. 04-18 - *Deferred from May 12, 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. 47-22.3L** To request three (3) additional Point of purchase signs on the proposed ground sign where only two (2) Point of purchase signs are permitted by Code.

DENIED (1-5)

3. APPEAL NO. 04-28 - Deferred from May 12, 2004

APPLICANT: Parkland Camelot, Ltd.
LEGAL: Harbor Heights, P.B. 34, P. 33, and 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.

APPROVED (6-0)

4. APPEAL NO. 04-31

APPLICANT: Archdiocese of Miami
LEGAL: Acreage in 21-50-42
ZONING: CF-HS (Community Facility – House of Worship/School)
STREET: 2601 S.W. 9 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-25.2 (M)(4) – Adequacy Requirements: To eliminate the requirement to conduct a Traffic Impact Study where otherwise required by Code.

APPEALING: Sec.47-25.2 (M)(6) – Adequacy Requirements: To eliminate the requirement to provide a public sidewalk along SW 26 Street and SW 28 Street where otherwise required by Code.

APPEALING: Sec.47-20.14 – Adequacy Requirements: To eliminate the requirement to provide a photometric lighting plan where otherwise required by Code.

Sec. 47-20.14 – DENIED (3-3)
All other Sections APPROVED (5-1)

5. APPEAL NO. 04-35

APPLICANT: North Broward Hospital Dist.-Fed Credit Union
LEGAL: "Fort Lauderdale Industrial Airport Section 1", P.B. 63, P. 10, Lot 13
ZONING: AIP (Airport Industrial Park)
STREET: 2350 West Commercial Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-22.4(C)(9) – Seeking a variance to allow a wall sign that is 6% of the wall space, where wall signs are limited to 1% of the wall space in the AIP zoning district.

APPROVED (6-0)

6. APPEAL NO. 04-37

APPLICANT: Erasmio & Georgina Garcia
LEGAL: Chula Vista , P.B. 22, P. 7, Lot 4, Block 1
BROWARD COUNTY
ZONING: RS-5 (Single Family)
STREET: 1481 SW 29 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 39-286 No. 1 – Request to permit a 6’ side yard where a 7.5’ side yard is required in the RS-5 “Broward County” zoning district. **Sec. 39-70(C)** – To allow a structure utilized for a nonconforming use to be enlarged where such enlargement of structure is prohibited.

WITHDRAWN by Staff

7 APPEAL NO. 04-38

APPLICANT: City of Fort Lauderdale
LEGAL: Acreage in 13-49-42 less that portion dedicated for Right of Way for NE 44 Street as shown on. “Coral Ridge Country Club Addition No. 3 ”, P.B. 52, Page 14
ZONING: P (Parks, Recreation and Open Space)
STREET: 4401 Bayview Drive
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-19.2 (R) and Sec. 47-8.30 - Requesting a variance to allow five (5) light fixtures that are 15’ in height to setback 5’ from the front property line where 25’ is required, and five (5) light fixtures that are 20’ in height to setback 15’ from the side property line where 25’ is required in Bayview Park.

DEFERRED to July 14, 2004 Meeting

8. APPEAL NO. 04-39

APPLICANT: 1900 Building Assoc. Ltd
LEGAL: Acreage in 16-49-42
ZONING: AIP (Airport Industrial Park)
STREET: 1800 W. Commercial Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-19.2(R), Sec. 47-14.21.C.2.a and Sec. 47-14.21.C.2.c – Requesting a variance to allow:

- 1.) Three (3) 22’ high light poles to set back 48’ and a one (1) 22’ high light pole to setback 62’ from the front property line, where a 100’ setback is required on West Commercial Boulevard;
- 2.) Four (4) 22’ high light poles to setback 3’ from the west property line, where a 30’ side setback is required and;
- 3.) Two (2) 22’ high light poles to setback 25’ from the rear property line, where a 30’ rear setback is required.

APPROVED (6-0)

9. APPEAL NO. 04-40

APPLICANT: 2000 NW 50 Street
LEGAL: "Fort Lauderdale Industrial Airpark Section 1", P.B. 63, P.10, Lots 3, 4, and 5
ZONING: AIP (Airport Industrial Park)
STREET: 2000 NW 50 Street
ADDRESS: Fort Lauderdale, FL

PURSUANT TO: Sec.47-24.12.A.6 – Requesting a Temporary Nonconforming Use permit to allow a vocational school within an existing office building within the AIP district, where such use is permitted as a conditional use by Code.

DEFERRED to July 14, 2004 Meeting

10. APPEAL NO. 04-41

APPLICANT: David Celentano
LEGAL: Landings Second Section, P.B. 56, P.37, Block 10, a portion of Lot 52 and all of Lot 53,
ZONING: RS-8 (Residential Single Family/Low Medium Density)
STREET: 3001 NE 58 Street
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-19.5.B.1.a.ii – Requesting a variance to allow a 6' high opaque fence located along the north property line to the edge of the waterway where such opaque fence can not exceed 2-1/2' (30 inches) in height when located within 10' of the edge of the waterway.

DENIED (2-4)

11. APPEAL NO. 04-42

APPLICANT: Garrett Conheady
LEGAL: Progresso, P.B. 2, P.18, Block 46, Lot 9 (D)
ZONING: RS-8 (Residential Single Family/Low Medium Density)
STREET: 1515 NE 18 Avenue
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-5.31 – Requesting a variance to permit the construction of a 408 sq. ft. garage to a single-family residence with a 21.06' front yard where the Code requires a minimum 25' front yard.

DENIED (0-6)

12. APPEAL NO. 04-43

APPLICANT: BP Products North America, Inc.
LEGAL: "Plat of Lauderdale" P.B. 2, P. 9, Block 126, Lot 19 (D) together with a portion of Resubdivision of Lots 9-18, P.B. 35, P. 27, Block 126, Lot 2 together with a portion of "A Revised plat of Lots 19-18, Block 126 Lauderdale," P.B. 38, P. 48, Block 126, Lot 2

ZONING: B-1 (Boulevard Business)
STREET: 345 SW 24 Street
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec.47-22.3. (E)** – Requesting a variance for a free-standing sign to be located within 20' of the State Road 84 (West) property line, where a 20' setback is required for properties located within the State Road 84 Interdistrict Corridor; and to allow such sign to be located within a 25' sight triangle, where signs are required to be located outside said 25' sight triangle.

DEFERRED

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.*