

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, November 10, 2004 – 7:30 P.M.

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

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#### 1. APPEAL NO. 04-55 - *Deferred from October 13, 2004 Meeting*

APPLICANT: Henry and Minerva Glaston  
LEGAL: Brysa Park Extension, P.B. 28, P. 46, Block 2, Lots 12, 13, and 14.  
ZONING: CB (Community Business District)  
STREET: 3619-3635 W. Davie Blvd.  
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3 A.3.d.v – Requesting a variance to allow an existing wooden fence to remain on a nonresidential property, where Code requires that a 5 ft. wall be constructed.

DEFERRED - To December 1, 2004 Meeting

#### 2. APPEAL NO. 04-61 - *Deferred from October 13, 2004 Meeting*

APPLICANT: Nicholls Investment Properties  
LEGAL: Victoria Park Corrected Amended Plat, P.B. 10, P. 66, Block 5, Lots 1 and 2 less the East 30 ft.  
ZONING: RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District)  
STREET: 206 NE 16 Ave.  
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47- 21.9.A.4.b – Requesting a variance to allow one (1) peninsular landscape area for every three (3) parking spaces, where Code requires one (1) peninsular landscape area for every two (2) parking spaces.

APPEALING: Sec. 47- 21.11.A.6 – Requesting a variance to allow 1.1 ft. landscape area in front of the back-out parking spaces, where Code requires a landscape area that is a minimum of 5 ft. in width.

APPROVED (5-2)

**3. APPEAL NO. 04-65**

**APPLICANT:** Inlet Liquors  
**LEGAL:** First Addition to Lauderdale, P.B. 2, P. 15, (D) Block 15, Lots 6 thru 13 plus  
Lots 24 thru 29  
**ZONING:** B-1 (Boulevard Business District)  
**STREET:** 759 SE 17 Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec.5-26.a – Requesting a special exception to allow a liquor store to sell liquor at a distance of 129 ft. from a restaurant (Bistro Mezzaluna) that serves alcohol where Code requires a 300 ft. separation.

**APPROVED (6-1)**

**4. APPEAL NO. 04-66**

**APPLICANT:** Nautix Miami, LLC  
**LEGAL:** Coral Ridge Addition B, P.B. 41, P. 47, Block 12, Lots 18, 19, & 20  
**ZONING:** B-1 (Boulevard Business District)  
**STREET:** 5401 N. Federal Hwy.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-23.9.A.1 – Requesting a variance to allow a 4' yard where the Code requires a 20' yard for properties along the North Federal Highway Interdistrict Corridor between Sunrise Boulevard and the northern city limits.

**APPEALING:** Sec. 47-23.3 – Requesting a variance to allow an existing building to maintain a 1' setback from the property line along the alley, where Code requires a 3' setback from the property line.

**APPEALING:** Sec. 47-25.3.3.d.i. – Requesting a variance to allow a 4' landscape strip where the Code requires a 10' landscape strip when contiguous to residential property.

**APPEALING:** Sec. 47-25.3.3.d.iv – Requesting a variance to allow a viburnum hedge to be planted along the property line contiguous to residential property where a minimum of a 5' wall is required with at least a 5' setback from the alley row line.

**APPEALING:** Sec. 47-25.3.3.b.ii – Requesting a variance from the requirement to screen loading and service facilities so that they are not visible from abutting residential uses. Applicant proposes to plant a viburnum hedge that will only partially screen the loading area from view of the abutting residential property.

**DEFERRED** - To December 1, 2004 Meeting

**5. APPEAL NO. 04-67**

**APPLICANT:** Holy Cross Hospital  
**LEGAL:** Parcel "A", Holy Cross Hospital Plat, P.B. 139, P.19, together with  
Tract "A", Coral Hills, P.B. 37, P. 20, also together with  
Coral Hills, P.B. 37, P. 20, Block 5, Lots 1 thru 4, Block 6, Lots 1 thru 17 and 19 thru 23,  
also together with a portion of Section 13, Township 49 South, Range 42 East

**ZONING:** CF (Community Facility District)  
**STREET:** 4725 North Federal Hwy.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec.47-20.9 (A)** – Requesting a variance to allow a previously approved 2<sup>nd</sup> floor expansion of an existing parking garage with 90 degree parking on ramps that have a 5.5% sloping grade, where the maximum sloping floor grade for a 90 degree parking is 5%.

**APPROVED (7- 0)**

**6. APPEAL NO. 04-70**

**APPLICANT:** Cindy Bulk  
**LEGAL:** Progresso, P.B. 2, P.18, (D) Block 183, Portion of Lot 24 and all of Lots 21, 22, 23  
**ZONING:** B-2 (General Business District)  
**STREET:** 317 E Sunrise Blvd  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec.47-24.12A. 6 (Temporary nonconforming use permit)** – Requesting a one (1) year temporary use to permit a change of use to occur prior to the Development Review Committee (DRC) approval.

**DENIED (2-5)**

**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>

**DONALD MORRIS  
ACTING 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.