

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, December 1, 2004 – 6:30 P.M.

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

1. APPEAL NO. 04-55 - Deferred from November 10, 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 by Staff – To January 12, 2005 Meeting

2. APPEAL NO. 04-66 - Deferred from November 10, 2004 Meeting

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.

WITHDRAWN

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.

APPROVED (6-1)

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.

APPROVED (7-0)

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.

WITHDRAWN

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 ficus hedge that will only partially screen the loading area from view of the abutting residential property.

APPROVED (7-0)

3. APPEAL NO. 04-64

APPLICANT: Patrick Gould
LEGAL: Lauderdale Isles No. 2, P.B. 37, P.45, Block 9, Lot 3
COUNTY
ZONING: RS-5 (One-Family Detached Dwelling District)
STREET: 2424 Okeechobee Lane
ADDRESS: Fort Lauderdale, FL

Broward County Zoning Code Sec. 39-275 (3) (c) – Requesting a variance to extend a deck to the rear plot line, where Code allows unenclosed and unroofed patios or decks not higher than the first floor of the principal building to be located in any required yard which is not contiguous to a street to within five (5) feet of a plot line.

APPROVED (7-0)

4. APPEAL NO. 04-69

APPLICANT: Portside Yachting
LEGAL: Port Everglades Plat No. 2, A portion of Parcel "A" P.B. 108, P. 31
ZONING: PEDD (Port Everglades Development District)
STREET: 1850 SE 17 St
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-15.23 Table 1, Occupancy Identification** – Requesting a variance to allow:

1. Twenty (20) signs where the Code allows one (1) freestanding or flat wall or leaf on window or door and one (1) awning canopy.
2. Each sign to have an aggregate area not to exceed 300 sq. ft. and a total aggregate sq. ft. of all occupant identification signs not to exceed 2090 sq. ft. where the Code allows up to 6 sq. ft. aggregate; 15 sq. ft. aggregate.
3. The height of the letters to be 30 inches where the Code allows 8 inches maximum height for letters of copy.
4. Such occupant identification signs to be installed up to 46 ft. above grade where the Code allows 5 ft.
5. Five (5) corner occupants to have two (2) flat occupant identification wall signs, 1 sign on the north wall and 1 sign on the east or west wall.

APPEALING: **Sec. 47-15.23 Table 1, Primary Advertising Sign** – Requesting the following variances:

1. To establish one (1) of the three (3) allowable flat wall signs to have a maximum of 300 sq. ft. where the Code only allows a maximum of 200 sq. ft.
2. Two (2) of the primary advertising signs to be freestanding type.

DEFFERED – To January 12, 2005 Meeting

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.*