

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, August 10, 2005 – 6:30 P.M.

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

1. APPEAL NO. 05-27

APPLICANT: New Riviera 816, LLC

LEGAL: “Riviera”, P. B. 6, P. 17 B, Block 1, Lots 6 and 7

ZONING: RS-8 (Residential Single Family/Low Medium Density District)

STREET: 816 Riviera Isle (SE 25 Avenue)

ADDRESS: Fort Lauderdale, FL

APPEALING: *Sec.47-5.31. Table of Dimensional Requirements for RS-8 district*

The Zoning Administrator’s interpretation that a lot that exceeds 12,000 sq. ft. in area shall have a Floor Area Ratio that does not exceed 0.60.

APPROVED, (7-0) – to uphold the zoning administrator’s interpretation

2. APPEAL NO. 05-23

APPLICANT: New Riviera 816, LLC

LEGAL: “Riviera”, P. B. 6, P. 17 B, Block 1, Lots 6 and 7

ZONING: RS-8 (Residential Single Family/Low Medium Density District)

STREET: 816 Riviera Isle (SE 25 Avenue)

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-5.31. *Table of Dimensional Requirements for RS-8 district*

Requesting a variance to allow a maximum floor area ratio of 0.74 or 9,240 sq. ft. on a 12,400 sq. ft. lot where the Code allows a maximum floor area for such lot of 0.60 or 7,400 sq. ft.

DENIED, (1-6)

3. APPEAL NO. 05-24

APPLICANT: CAL Associates

LEGAL: Parcel "A", Titone Properties Plat, P. B. 149, P. 4

ZONING: I (General Industrial District)

STREET: 2920 SW 4 Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-7.10. – *Permitted and conditional uses in the General Industrial (I) district*

Requesting a variance to allow a vocational commercial vehicle driving school, where such use is not permitted in the General Industrial (I) District.

DENIED, (4-3)

4. APPEAL NO. 05-26

APPLICANT: High Point LLC

LEGAL: "The Amended Plat of Lauderdale Isles", P. B. 16, P. 33 B, PT of Block 3 formerly known as Lots 7 and 8, Blk 3, "The Amended Plat of Lauderdale Isles", P. B. 16, P. 33 B, PT of Block 3 formerly known as Lots 5 and 6 Blk 3

ZONING: RMM-25 (Residential Mid Rise Multifamily/Medium High Density District)

STREET: 45 Hendricks Isle

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-21.10.B.3 – *Landscape requirements*

Requesting a variance to allow a total of twenty-six percent (26%) of the gross lot sq. footage to be in landscaping where the ULDR requires thirty-five percent (35%) of the gross lot sq. footage shall be in landscaping.

DEFERRED, to September 14, 2005 Meeting

5. APPEAL NO. 05-28

APPLICANT: Towers Retirement Home Inc.

LEGAL: "Beverly Heights", P.B.1, P. 30, Block 8, Lots 1 thru 4

ZONING: RMM-25 (Residential Mid Rise Multifamily/Medium High Density District)

STREET: 824 SE 2 Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47- 3.1, Non-conforming, and Sec. 47-3.5 – Change In Use

This is an appeal of the determination of the Zoning Administrator with regard to the legal use of the Towers Apartments as a 35 unit apartment building with a separate 4 unit apartment building, as it relates to Section 47-3.1, Non-conforming Use, and Section 47-3.5, Change In Use.

DENIED, (1-6) – to uphold the zoning administrator's determination

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.