

## A G E N D A

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, September 14, 2005 – 6:30 P.M.

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

#### 1. APPEAL NO. 05-26 - *Deferred from August 10, 2005 Meeting*

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.

#### 2. APPEAL NO. 05-25

APPLICANT: Daniel K. Patterson

LEGAL: "Chula Vista Third Addition", P.B. 26, P. 14, Block 1, Lot 4

BROWARD  
COUNTY

ZONING: RS 5 (One-Family Detached Dwelling District)

STREET: 1480 SW 30<sup>th</sup> Avenue

ADDRESS: Fort Lauderdale, FL

**APPEALING COUNTY CODE:**

**Sec. 39-285, Front yard**

Requesting a variance to allow a 15.6' front yard setback where the County Code requires a 25' front yard setback.

**Sec. 39-286 – Side yards**

Requesting a variance to allow a 4'-1/8" side yard setback where the County Code requires a 7.5' side yard setback.

**3. APPEAL NO. 05-29**

**APPLICANT:** Panache Properties LLC (Princeton Court Townhomes)

**LEGAL:** "Amended Plat of Hibiscus Gardens", P.B. 16, P. 36, Part of Block C, formerly known as the East 23 ft. of Lot 7, All of Lot 6, Lot 5 less W 23, "Hibiscus Gardens" P.B. 10, P. 1, Block 6

**ZONING:** RML-25 (Residential Low Rise Multifamily/Medium High Density District)

**STREET:** 1415 SW 24<sup>th</sup> Court

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-18.33.B.3 – Townhouse Development**

Requesting a variance to waive the requirement that 25% of the townhouse group's front facade (facing SW 24 Street), be setback an additional 5' from the rest of the front facade.

**APPEALING: Sec. 47-5.35 – Table of dimensional requirements for the RML-25 district**

Requesting a variance to allow a 20' front yard setback (SW 24 Street) where Code requires through lots (interior lots having frontage on two streets), to maintain a 25' front yard setback on both streets.

**4. APPEAL NO. 05-30**

**APPLICANT:** California State Teachers Retirement System

**LEGAL:** "Coral Ridge Country Club Addition NO. 1", P.B. 40, P. 18, Block 4, Lot 1

**ZONING:** B-1 (Boulevard Business District)

**STREET:** 2400 E. Commercial Blvd.

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-22.4.A.2 – Sign Requirements, Multi-Tenant Office Bldg. W/Ground Level Stores**

Requesting a variance to permit a multiple tenant office building to have a monument sign which displays the building identification and the names of the four tenants, where the Code only permits the building identification ground sign and does not permit the names of the tenants on such sign.

**5. APPEAL NO. 05-31**

**APPLICANT:** Properties Investment & Engineering, Inc.  
**LEGAL:** "Subdivision of Block 6 in the Town of Fort Lauderdale", P.B. 1, P. 57,  
Block D, Lots 11 & 12  
**ZONING:** B-2 (General Business District)  
**STREET:** 724 NW 3<sup>rd</sup> Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** *Sec. 47-6.20 District B-2 – Table of dimensional requirements*  
Requesting a variance to allow existing building to maintain a 1'-11" side yard setback where the Code requires a 15' setback when contiguous to residential property.

**APPEALING:** *Sec. 47-25.3.A.3d.ivb –Wall Requirements*  
Requesting a variance to allow the existing building wall to satisfy the 5'-0" wall requirement where Code requires a minimum of 5' wall to be located within, and along the length of the property line which abuts the residential property.

**6. APPEAL NO. 05-32**

**APPLICANT:** Coral Ridge / Canopy (Fabric)  
**LEGAL:** "Coral Ridge County Club Subdivision", Block "L", P.B. 36, P. 30, Lot 8.....  
**ZONING:** RS 4.4 (Residential Single Family/Low Density District)  
**STREET:** 2533 NE 35 Dr.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** *Sec. 47-5.30 – Table of dimensional requirements for the RS-4.4 district*  
Requesting a variance to allow a carport to have a 5 ft. side yard setback where Code requires a minimum setback of 10 ft.

**7. APPEAL NO. 05-34**

**APPLICANT:** Lawrence A. Maurer  
**LEGAL:** "Frank Stranahan Subdivision", P.B. 2, P. 63, Block B, Lots 5 and 6, in the SE  
¼ of the SW ¼ of Section 2, Township 50 South, Range 42 East  
**ZONING:** RO (Residential Office District)  
**STREET:** 1121 East Broward Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** *Sec. 47-18.21 – Mixed Use Development*

The applicant appeals the zoning official's interpretation of the permitted uses in the RO Zoning District (Sec. 47-5.60). The zoning official has determined that flexibility units can only be allocated to Commercial-designated parcels without a land use amendment for a mixed use development under Sec. 47.18.21 and "mixed use" is not an enumerated permitted use in RO. The applicant argues that free-standing residential uses are permitted in Sec. 47-18.21 under mixed use and also are permitted in RO. Accordingly, flex units may be allocated in RO under the provisions of Sec. 47-18.21

**8. APPEAL NO. 05-33**

**APPLICANT:** Lawrence A. Maurer  
**LEGAL:** "Frank Stranahan Subdivision", P.B. 2, P. 63, Block B, Lots 5 & 6  
**ZONING:** RO (Residential Office District)  
**STREET:** 1121 East Broward Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-18.21 – *Mixed Use Development***

Given the zoning Official's interpretation of the permitted uses in RO, the Applicant requests a variance from Section 47-28.1F to permit the allocation of flexibility Units to a free-standing residential development without an amendment to the land use plan in accordance with the provisions for the land use plan and not through the provisions of Sec. 47-18.21, Mixed Use Development.

**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.***