

## A G E N D A

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

TUESDAY, October 11, 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. 05-29

**APPLICANT:** Panache Properties LLC (Princeton Court Townhomes) – *Deferred from September 14, 2005 Meeting*

**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), to be set back 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.

#### 2. APPEAL NO. 05-35

**APPLICANT:** Sailboat Landings

**LEGAL:** “Bryan Subdivision”, P. B. 1, P. 29, Block 33 and 64 Lot 24 (D)

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

**STREET:** 709 SW 4<sup>th</sup> Court

**ADDRESS:** Fort Lauderdale, FL 33312

**APPEALING: Sec.47-5.35 – Table of dimensional requirements for the RML-25 district**  
Requesting a variance to allow a 3’11” side yard setback where Code requires a minimum 5’0” setback for the construction of an exit stair.

**3. APPEAL NO. 05-36**

**APPLICANT: North Broward Hospital Dist. (Broward General Medical Center)**

**LEGAL: “Broward General Hospital Addition”, P.B. 90, P. 2, All of Tract ‘C’ together with all of Tract ‘A’, Broward General Hospital, P.B. 60, P. 33, together with all of Lots 1-15, inclusive, of the re-amended Plat Parkway Highlands, P.B. 18, P. 3 together with Lots 1-13, inclusive, together with 15’ alley in Block 34 in “Croissant Park”, P.B. 4, P. 28, together with a portion of S.E. 15 St. (80’ right-of-way) lying west of the southerly extension of the east boundary of said re-amended plat Park Highlands and lying east of the southerly extension of the west boundary of re-amended plat Parkway Highlands, together with a portion of 16 St. lying between Tract ‘A’, Broward General Hospital, Block 34, “Croissant Park”**

**ZONING: CF/CB (Community Facility/Community Business District)**

**STREET: 1600 South Andrews Avenue**

**ADDRESS: Fort Lauderdale, FL**

**APPEALING: Sec. 47-8.30 – Table of dimensional requirements**

Requesting a variance from the yard requirements of the CF zoning district (ULDR Sec. 47-8.30) to permit: (i) a yard ranging from 24’ 1” to 24’ 4” for the North yard where the ULDR Sec. 47-8.30 requires a 25-foot yard; and (ii) a yard ranging from 24’ 4” to 24’ 10” for the East yard where the ULDR Sec. 47-8.30 requires a 25-foot yard.

**4. APPEAL NO. 05-37**

**APPLICANT: Museum of Art / Fort Lauderdale**

**LEGAL: “Town of Fort Lauderdale”, P. B. 7, P. 40, Block 26, Lots 14, 15, 16, 17 and 18 less the East 15 ft. thereof and less the North 5 ft. thereof (D), together with, “Dade County Bank Subdivision of Lot 13, “Town of Fort Lauderdale” P.B. 3, P. 14, Block 26, Lot 13 - Lots 1, 2, and 3 (D), also together with the East one-half of that certain 14.00 ft. alley lying west of and adjacent to said Lots 1, 2, 15, 16, 17 and 18.**

**ZONING: RAC-CC (Downtown Regional Activity Center-City Center District)**

**STREET: 305 S. Andrews Avenue**

**ADDRESS: Fort Lauderdale, FL 33301**

**APPEALING: Sec.47-22.3.C – Banner Signs**

Requesting a temporary non-conforming use for a 100 ft. x 100 ft. banner sign to advertise the King Tut Exhibition at the Museum of Art until April 23, 2006.

**5. APPEAL NO. 05-38**

**APPLICANT:** John Storelli

**LEGAL:** "Victoria Park", P. B. 10, P. 66, Block 20, Lot 6 and the north 36 feet of Lot 7

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

**STREET:** 631 NE 18 Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements for the RS-8 District):**

To permit a 6.6' rear yard for the enclosure of an existing 400 sq. ft. carport, to a single family dwelling, where the code requires a minimum 15' rear yard for a single family dwelling.

**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.***