

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, AUGUST 9, 2006 – 6:30 P.M.  
CITY HALL

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

#### 1. APPEAL NO. 06-23 (*Deferred from July 12, 2006 Meeting*)

**APPLICANT:** Alex Glass

**LEGAL:** “Waverly Place”, P. B. 2-D, P. 19, Block 113, Lots 1-4

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

**STREET:** 233 SW 9<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

#### **APPEALING: Sec. 47-24.5.A.3.a (Subdivision regulations)**

Requesting a variance to allow two single family detached dwellings on a lot, where Code allow a maximum of one (1) single family dwelling unit or duplex on a lot or parcel which lot or parcel was of record as such in the official records of the County as of March 1, 1989.

***DEFERRED TO SEPTEMBER 13, 2006 MEETING***

#### 2. APPEAL NO. 06-26

**APPLICANT:** Tarpon Ventures, LLC

**LEGAL:** “Lauderdale Lying North of Tarpon River”, P.B. 2, P. 9, Block 1, Lot 13

**ZONING:** RAC-RPO (Regional Activity Center –Residential Professional Office District)

**STREET:** 400 SE 9<sup>th</sup> Court

**ADDRESS:** Fort Lauderdale, FL

#### **APPEALING: Sec. 47-20.5.C.6.a (Minimum stacking distance)**

Requesting a variance to allow a 5' 6" stacking distance from the garage door to the property line, where the required stacking distance is 22'.

**APPROVED, (5-2)**

**APPEALING: Sec. 47-20.15 (Backout Parking)**

Requesting a variance to allow backout parking for a residential use on property zoned RAC-RPO, where such backout parking is only allowed on residentially-zoned property.

**APPROVED, (6-1)**

**3. APPEAL NO. 06-27**

**APPLICANT:** Linda Morella

**LEGAL:** The E 135 feet of the W 185 feet of the S ½ of the N ½ of the Northwest ¼ of the NW ¼ of the Southeast ¼ of Section 21, Township 50 South, range 42 East, excepting therefrom the North 25 feet and the South 25 feet thereof, less the East 60 feet.

**ZONING:** RD-15 (Residential Single /Duplex/Low Medium Density District)

**STREET:** 1494 SW 32<sup>nd</sup> Court

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.5 (Fences, walls and hedges)**

Requesting a variance to allow for a 6' privacy fence to setback zero (0) feet from the corner, (SW 15<sup>th</sup> Avenue side) property line, where code requires a minimum average setback of 3 feet. The linear distance of any one (1) segment of the fence along the property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed 30% of the length of the property line.

**APPROVED, (7-0)**

**4. APPEAL NO. 06-28**

**APPLICANT:** Dr. Fred Reineke

**LEGAL:** Lots 20 & 22, BRYAN'S SUBDIVISION, PB 1/29 (Dade), less portions of Lot 20 as more particularly described on the Application for variance on file with the City's Board of Adjustment and Zoning Administrator.

**ZONING:** RAC-AS (Regional Activity Center-Arts and Science)

**STREET:** 237 SW 7<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-13.20.7.a (Street Trees)**

Requesting a variance to use ornamental trees in place of shade trees, along W. Las Olas Blvd. And SW 7<sup>th</sup> Avenue, where code requires a maximum of 50% of the plot frontage to be ornamental trees. Shade trees are required for the remainder of the plot frontage.

**APPROVED, (7-0)**

**5. APPEAL NO. 06-29**

**APPLICANT:** A1A Trader, LLC  
**LEGAL:** "Lauder del mar", P.B. 7, P. 30, Block 7, Lots, 1-8 & 15  
**ZONING:** ABA (A-1-A Beachfront Area)  
**STREET:** 321 N. Fort Lauderdale Beach Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-20.2. (Parking and loading Zone requirements), and  
Sec. 47-1.15 (Uses within enclosed building)**

Requesting a temporary non-conforming use permit to convert an existing hotel rooftop tennis court to a temporary outdoor meeting facility, without providing 24 additional parking spaces, as required by code for this use, and

**APPROVED, (7-0)**

Requesting an outdoor meeting facility, where code requires such uses to be conducted entirely within a completely enclosed building.

**APPROVED, (7-0)**

**6. APPEAL NO. 06-30**

**APPLICANT:** Andrew Wright  
**LEGAL:** "Coral Ridge Country Club, Addition No. 3", P.B. 52, P. 14, Block L, lot 2  
**ZONING:** RS-8 (Residential Single Family Low Medium Density District)  
**STREET:** 3010 NE 42<sup>nd</sup> Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of dimensional requirements for the RS-8 district)**

Requesting a variance to allow a 22.8' front building setback for garage, where Code requires a front setback of 25'.

**DENIED REQUEST FOR VARIANCE TO ALLOW A FRONT SETBACK OF 22.8' (1-6);  
UPON RECONSIDERATION, BOARD APPROVED VARIANCE TO ALLOW FRONT BUILDING  
SETBACK OF 24.85 FEET (7-0)**

**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.***