

## **AGENDA RESULTS**

### **BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE**

**WEDNESDAY, FEBRUARY 14, 2007 – 6:30 P.M.  
CITY HALL**

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

#### **1. APPEAL NO. 06-39**

**APPLICANT:** Richard & Joette Kamiler

**LEGAL:** “Green’s Subdivision”, P.B. 19, P. 18, Block 1, Lots 15  
and the North 5 feet of Lot 16

**ZONING:** RCS-15 (Residential Single Family/Medium Density District)

**STREET:** 626 NE 16<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19-2.A (Accessory building and structures, general)**

Requesting a variance to allow an accessory dwelling in the RCS-15 district, where Code prohibits such dwellings.

**APPEALING: Sec. 47-19-1.B (General Requirements)**

Requesting a variance to allow an accessory dwelling to setback 3.10 feet from the rear property line, where Code requires a 15 foot rear yard setback.

**DEFERRED TO APRIL 11, 2007 BOA MEETING**

#### **2. APPEAL NO. 07-01**

**APPLICANT:** Gloria J. Ellis

**LEGAL:** “Dorsey Park”, P.B. 19, P. 5, Block 3, Lots 25 and 26

**ZONING:** RC-15 (Residential Single Family Cluster Dwellings/Medium Density District)

**STREET:** 639 NW 15<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.33 (Table of Dimensional requirements for the RC-15  
and RCs-15 districts)**

Requesting a variance from Section 47-5.33 to allow a front yard setback of 24.44 feet, where Code requires a 25 foot front yard setback.

**APPROVED (7-0)**

**3. APPEAL NO. 07-02**

**APPLICANT:** Luna and Stephen Phillips

**LEGAL:** "C.J. Hector's Re-Subdivision of Rio Vista", P.B. 1, P. 24, Block 21, Lots 13  
and the West ½ of Lot 12

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

**STREET:** 902 SE 8<sup>th</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-19.5.B.1d (Fences, Walls and Hedges)**

Requesting a variance to replace an existing privacy fence with a 6 foot privacy fence, in the same location, which is set back 0 feet from the western property line (SE 9<sup>th</sup> Avenue), where the Code requires a minimum average setback of 3 feet, with no more than 30% of the length of said fence being closer than 3 feet to the property line.

**APPROVED WITH CONDITIONS (7-0)**

**4. APPEAL NO. 07-03**

**APPLICANT:** Horace and Janet Escoffery

**LEGAL:** "Melrose Park Section 3", P.B. 29, P. 28, Block 1, Lot 13

**ZONING:** Broward County Code RS-4 (One-Family Detached District)

**STREET:** 3111 Houston Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Broward County Code Sec. 39-286 (1)**

Requesting a variance to allow a 6 foot (West) side yard setback, where Code requires a 7.5 foot side yard setback.

**APPROVED (7-0)**

**5. APPEAL NO. 07-04**

**APPLICANT:** Sea Urchin, LLC  
**LEGAL:** "Colee Hammock", P.B. 1, P. 17, Block 14, Lot 3  
and the West ½ of Lot 2  
**ZONING:** X-P (Exclusive Use Parking Lot)  
**STREET:** 1000 SE 2<sup>nd</sup> Court  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-25.3.A.d.i (Neighborhood compatibility requirements)**

Requesting a variance to allow an existing parking lot to provide a 7 foot 6 inch bufferyard where Code requires a 10 foot landscape strip.

**APPEALING: Sec. 47-25.3.A.d.ii (Neighborhood compatibility requirements)**

Requesting a variance to permit parking within 7 feet 6 inches of the property line where Code prohibits parking within 12 feet of the property line.

**APPROVED (7-0)**

**6. APPEAL NO. 07-05**

**APPLICANT:** TRG&S Las Olas Beach Club Ltd.  
**LEGAL:** "Las Olas By The Sea Re-Amended Plat", P.B. 1, P. 16, Block 4, Lots 1-6  
"Lauderdale Del Mar", P.B. 7, P. 30, Block 1, Lots 1-7  
**ZONING:** PRD (Planned Resort District)  
**STREET:** 101 S. Fort Lauderdale Beach Blvd.  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-20.5.C.4 (General design of parking facilities)**

Requesting a variance to allow 32 dead end parking spaces on the 5<sup>th</sup> level of the parking garage, where Code limits the number of such dead end parking to less than 21 and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle).

**APPROVED WITH CONDITIONS (7-0)**

**REQUEST FOR REHEARING**

**APPEAL NO. 06-42**

**APPLICANT:** Jackie Archer  
**LEGAL:** That portion of the Southwest one-quarter (SW ¼) of section 29, Township 49 South, Range 42 East, described as follows: Commence at the Northwest

corner of said South one quarter (SW ¼); thence Southerly along the West boundary of said Southwest one-quarter (SW ¼) a distance of 535.1 feet to the point of beginning; thence Easterly and parallel to the North boundary of said Southwest one-quarter (SW ¼) a distance of 154.39 feet to a point; thence Southerly and perpendicular to the last mentioned course a distance of 120 feet to a point; thence Westerly and perpendicular to the last mentioned course a distance of 156.69 feet to a point on the West boundary of said Southwest one-quarter (SW ¼); thence Northerly along the West boundary of said Southwest one-quarter (SW ¼); a distance of 120.02 feet to the point of beginning.

**ZONING:** Broward County RS-5  
**STREET:** 2420 NW 31 Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Broward County Section 39-281(2)**

Requesting a variance to allow a non-profit neighborhood social and recreational facility on property with frontage of 145'.03" and 15,000 S.F. area, where Broward County Code requires a minimum frontage of 150'.0" and a minimum area of one (1) acre.

**DEFERRED TO MARCH 14, 2007 BOA 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.