

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, AUGUST 8, 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. 07-15 *(Deferred from February 14, 2007 meeting)*

**APPLICANT:** Ruach, Inc.

**LEGAL:** “Galt Ocean Mile Resubdivision”, P.B. 38, P. 18, Block 16, Lot 9

**ZONING:** CB (Community Business)

**STREET:** 3558 N. Ocean Boulevard

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 5-27(b) (Distances of establishments from Church or School)**

Requesting a special exception to allow alcohol sales that is incidental to the sale of food in a restaurant that is within 232 feet from one place of worship (Chabad Lubavitch of Fort Lauderdale), and 242 feet from another place of worship (Sephardic Synagogue), where Code requires a separation of 500 feet.

**ITEM WAS DEFERRED TO OCTOBER 10, 2007 MEETING.**

#### 2. APPEAL NO. 07-26

**APPLICANT:** Las Olas & Andrews LLC

**LEGAL:** The East 75.00 feet of Lot 20 AND the East 75.00 feet of the North 20.00 feet of Lot 19, Block 26 TOWN OF FORT LAUDERDALE, according to the plat thereof as recorded in Plat Book B, Page 40, of the public records of Dade County, Florida, Subject to right-Of-way of record. TOGETHER WITH The East 99.50 feet of the South 10.00 feet of Lot 21 AND the North 2.00 feet of the West 24.50 feet of the East 99.50 feet of Lot 20, Block 26, LESS the East 14.40 FEET thereof, TOWN OF FORT LAUDERDALE, according to the plat thereof as recorded in Plat Book B, Page 40, of the public records of Dade County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 5,142 square feet or 0.1180 acres, more or less.

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

**STREET:** 1 West Las Olas Blvd.

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-13.20.H.1.a (Pedestrian priority streets)**

Requesting a variance to allow a Zero (0) setback along 100% of the linear frontage of a parcel, where 75% of the linear frontage of a parcel along a pedestrian priority street shall be occupied by a ground floor building wall located 10 feet from the front property line, and where the remaining portions of the building shall be located a minimum of 5 feet from the property line.

**APPROVED (5-1)**

**APPEALING: Sec. 47-13.20.I.1 (Image streets)**

Requesting a variance to allow a Zero (0) setback along 75% of the linear frontage of a parcel, where 75% of the linear frontage of a parcel along an image priority street shall be occupied by a ground floor building wall located 10 feet from the front property line.

**APPROVED (5-1)**

**APPEALING: Sec. 47-13.20.H. 7.a (Pedestrian Priority Streets – Street Trees)**

Requesting a variance to allow three (3) existing Sabal Palmettos along Andrews Avenue, where one and a half (1.5) shade trees are required.

**APPROVED (5-1)**

**APPEALING: Sec. 47-13.20.H.7.a (Pedestrian Priority Streets – Street Trees)**

Requesting a variance to allow the planting of two (2) new Sabal Palmettos along Las Olas Boulevard, where one (1) shade tree is required.

**APPROVED (5-1)**

**3. APPEAL NO. 07-27**

**APPLICANT: TRG & S Las Olas**

**LEGAL: "Las Olas By The Sea Re Amend Plat", P.B. 1, P. 16, Block 4, Lot 1  
"Lauderdel Mar" P.B. 7, P. 30B, Block 1, Lots 1-7.**

**ZONING: PRD (Planned Resort Development District)**

**STREET: 101 South Fort Lauderdale Beach Boulevard**

**ADDRESS: Fort Lauderdale, FL**

**APPEALING: Section 5-26(b) (Distance between establishments)**

Requesting a special exception to allow a restaurant to sell alcohol that is incidental to the sale of food at a distance of 218 feet from the Beach Place Entertainment District and 195 feet from an establishment (Margarita Crab and Seafood) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sell alcoholic or intoxicating beverages.

**APPROVED (6-0)**

**4. APPEAL NO. 07-28**

**APPLICANT:** Alright Corp.

**LEGAL:** Sub of Block 56 Fort Lauderdale 1-63 D Lot 7 less N 15 for R 1 Block 1

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

**STREET:** 208 SE 6<sup>th</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-13.20.C.1.c (Vehicular use area regulations)**

Requesting a variance to allow a vehicular use area to be located 10 feet from S.E. 6<sup>th</sup> Street (pedestrian priority street), where Code requires that vehicular use areas shall not be located within 50 feet of a pedestrian priority street.

**DENIED (1-5)**

**APPEALING: Sec. 47-13.20.C.1.c (Vehicular use area regulations)**

Requesting a variance to maintain a curb cut on S.E. 6<sup>th</sup> Street (pedestrian priority street) that provides access to the parking area, where Code prohibits curb cuts to parking areas on pedestrian priority streets, where the property may access other streets or alleys.

**DENIED (1-5)**

**APPEALING: Sec. 47-13.20.H.1.a (Pedestrian priority streets)**

Requesting a variance to allow a parking area along 100% of the S.E. 6<sup>th</sup> Street frontage (pedestrian priority street), where Code requires that a minimum of 75% of the linear frontage of a parcel along a pedestrian priority street shall be occupied by a ground floor building wall located 10 ft. from the property line.

**DENIED (1-5)**

**5. APPEAL NO. 07-29**

**APPLICANT:** 604 NE 14<sup>th</sup> Avenue, LLC

**LEGAL:** The South one-half (S 1/2) of Lot 19 and all of Lots 20-24, Block 304, "Progresso," according to the plat thereof, as recorded in P.B. 2, P. 18.

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

**STREET:** 604 NE 14<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-19.1.G (General requirements)**

Requesting a variance to allow two (2) pool pumps to be located 6 foot 11 inches and 7 ft. 0 inches from NE 6<sup>th</sup> Street property line, where Code requires that no accessory use or structure shall be located on a corner lot within 15 feet of any side street property line.

**APPROVED (4-1)**

**6. APPEAL NO. 07-30**

**APPLICANT:** Ada B. Moore

**LEGAL:** "Stilwell Isle", P.B. 15, P. 34, Block 1, Lot 17

**COUNTY**

**ZONING:** RS-5 (One-Family detached dwelling district)

**STREET:** 2000 NW 29<sup>th</sup> Terrace

**ADDRESS:** Fort Lauderdale, FL

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

Requesting a variance to allow a corner side setback of 14.67 feet, where Broward County Code requires the corner setback to be 15.0 feet.

**APPROVED (6-0)**

**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.***