

AGENDA RESULTS

BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, October 10, 2007 – 6:30 P.M.
CITY HALL

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

1. APPEAL NO. 07-15 *(Deferred from August 8, 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.

DENIED (0-7)

2. APPEAL NO. 07-33

APPLICANT: J. Arnold Mittelman

LEGAL: The East one-half (E ½) of the Northeast one-quarter (NE ¼) of the Southeast one-quarter (SE ¼) of Section 9, Township 49 South, Range 42 East, as more particularly described in the application for a variance for Appeal No. 07-33, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment TOGETHER WITH other lands more particularly described in the application for a variance for Appeal No. 07-33, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: I (General Industrial)

STREET: 6001 NW 9th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-22.3(G) (Flat signs/wall signs)

Requesting a variance to permit 622 square feet of wall signs on the east facade, and 2,191 square feet of wall signs on the north facade, where Code provides that the maximum size of a wall sign is 300 square feet.

APPEALING: Section 47-22.4(A)(1) (Maximum number of signs permitted at one location)

Requesting a variance to permit 7 flat signs/wall signs facing east toward Powerline Road and north facing Cypress Creek Road to fully inform the consuming public of its multiple offerings, where Code permits 4 (four) signs on the property.

DEFERRED FOR SIXTY (60) DAYS (7-0)

3. APPEAL NO. 07-34

APPLICANT: Gateway Shoppes, LLC

LEGAL: A portion of Tracts 1 and 2, LAKE PARK, UNIT "1", as recorded in Plat Book 23, Page 36 of the Public Records of Broward County, Florida, as more particularly described in the application for a variance for Appeal No. 07-34, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: B-1 (Boulevard Business)

STREET: 1013 N. Federal Highway

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 and service of food at a distance of 199 feet from another establishment (Around the Bend) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sells alcoholic or intoxicating beverages.

APPROVED (7-0)

4. APPEAL NO. 07-35

APPLICANT: Broward County Board of County Commissioners

LEGAL: A portion of Parcel "A" of the REPLAT OF A PORTION OF W.H. MARSHALL SUBDIVISION, as recorded in Plat Book 62, Page 21 of the Public Records of Broward County, Florida, as more particularly described in the application for a variance for Appeal No. 07-35, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment.

ZONING: I (General Industrial)

STREET: 3400 SW 4th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-18.13.B.1 (Flammable liquids and fuel storage)

Requesting a variance to allow an above ground gasoline storage tank in the district where Code stipulates that above ground storage of flammable liquids shall only be permitted at Port Everglades in the area zoned PEDD.

DEFERRED TO NOVEMBER 12, 2007 MEETING (7-0)

5. APPEAL NO. 07-36

APPLICANT: Robert A. & Marlene N. Uchin

LEGAL: Portions of Lots 1 & 2 "Seawanna," according to the plat thereof as recorded in P. B. 7, Page 37 as more particularly described in the application for a variance for Appeal No. 07-36, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment.

ZONING: RM-15 (Residential Low Rise Multifamily/Medium Density)

STREET: 501 SW 7th Avenue

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-19.2.S (Accessory buildings and structures- mechanical and plumbing equipment)

Requesting a variance to allow a generator to be placed 16 feet from the front property line (SW 7th Avenue), where code requires mechanical equipment to be located outside the required front yard which is 25 feet.

APPROVED (7-0)

6. APPEAL NO. 07-37

APPLICANT: Martin & Patricia Bilowich

LEGAL: "Lauderdale Beach", Block 5, N 75' of Lots 13 and 14

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

STREET: 2621 Center Avenue

ADDRESS: Fort Lauderdale, FL

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

Requesting a variance to permit a 15 foot corner yard, where Code requires 18 feet 9 inch corner yard.

APPROVED (7-0)

7. APPEAL NO. 07-38

APPLICANT: Mr. & Mrs. Joseph Reynolds

LEGAL: "Melrose Manor", P.B. 40, P. 32B, Block 12, Lot 14

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

STREET: 2825 SW 5th Court

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-3.1(B) (Continuation of a nonconforming use)

Requesting a variance to allow the enlargement of a nonconforming structure, where such enlargement is prohibited.

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

Requesting a variance to allow the construction of an attached garage (previously a carport) that is 24 feet 11 inches from the front property line (SW 5th Court), and 16 feet 10 inches from the corner side property line (SW 28th Terrace), where Code requires a 25 foot front yard and a 18.75 foot minimum corner side yard.

APPROVED (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.