

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, November 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. 07-35 *(Deferred from October 10, 2007 meeting)*

**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 4<sup>th</sup> 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.

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

#### 2. APPEAL NO. 07-39

**APPLICANT:** Bill Keenan - Eighteen Hundred Building, LLC

**LEGAL:** A portion of Tract "A" Commerce Bank, as recorded in P.B. 112, P. 18 as more particularly described in the application for a variance for Appeal No. 07-39, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

**ZONING:** AIP (Airport Industrial Park)

**STREET:** 1800 W. Commercial Blvd.

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-14.11 (List of permitted and conditional uses, Airport Industrial Park (AIP) District)**

Requesting a variance to allow a free-standing bank facility on property zoned AIP, where such use is not listed as a permitted use in the AIP District.

**DENIED (4-3)**

**3. APPEAL NO. 07-40**

**APPLICANT:** 500 SW 3<sup>rd</sup> Avenue Inc.

**LEGAL:** "The Town of Fort Lauderdale", P.B. "B", P. 40, Block F, Lots 1 and 2

**ZONING:** RAC-SMU (Regional Activity Center -Southwest Mixed-Use)

**STREET:** 500 SW 3<sup>rd</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-21.9.2.b (Landscape requirements for vehicular use areas)**

Requesting a variance to allow the existing adjacent building wall to serve as the required perimeter masonry wall between the VUA and abutting property, where code requires a 2½ foot perimeter landscape area or a masonry wall at least 30 inches in height between the VUA and the abutting property in lieu of the perimeter landscape area.

**APPROVED (7-0)**

**4. APPEAL NO. 07-41**

**APPLICANT:** Phillipe Ductan

**LEGAL:** "Progresso" P.B. 2, P. 18, Block 127, Lots 31 and 32

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

**STREET:** 1210 NW 7th Terrace

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-5.32 (Table of dimensional requirements for the RD-15 district)**

Requesting a variance to allow the existing single family house to encroach 3.6 feet into the side yard, resulting in a 1.4 foot side yard, where Code requires a 5 foot side yard

**DEFERRED FOR (30) DAYS (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.***