

## A G E N D A

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, December 12, 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. 07-33 *(Deferred from November 14, 2007 meeting)*

**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 9<sup>th</sup> 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.

**2. APPEAL NO. 07-41** *(Deferred from November 14, 2007 meeting)*

**APPLICANT:** Phillipe Ductan

**LEGAL:** "Progresso" P.B. 2, P. 18, Block 127, Lots 31,32,33,34

**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.

**3. APPEAL NO. 07-42**

**APPLICANT:** Christian Kavanaugh

**LEGAL:** "Lake Estates", P.B. 42, P.1, Block 4, Lot 5

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

**STREET:** 2730 NE 58<sup>th</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-19.2.S (Mechanical and plumbing equipment)

Requesting a variance to allow air conditioning unit to setback 4 feet from the side (west) property line, where Code requires that mechanical equipment shall be no closer than 5 feet from any property line.

**4. APPEAL NO. 07-43**

**APPLICANT:** New Hope Community Church, Inc.

**LEGAL:** A parcel of land in the NW ¼ of Section 8 Township 49 South, Range 42 East. Said parcel being more particularly described particularly described in the application for a variance for Appeal No. 07-43, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

**ZONING:** CF-HS (Community Facility-House of Worship and School)

**STREET:** 6400 NW 31<sup>st</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-22.3 L (Point of purchase signs)

Requesting a variance to allow four (4) points-of-purchase signs, where Code limits the number of points-of-purchase signs to two (2).

**APPEALING:** Section 47-22.9 (Permits)

Requesting a variance to allow changeable copy for two (2) points-of-purchase without requiring a permit when the copy is changed, where Code requires a permit and plot plan for any sign showing location, type, size and copy.

**5. APPEAL NO. 07-44**

**APPLICANT:** Hendricks Developers, Inc.  
**LEGAL:** A portion of Lot 10, Dames & Young Resubdivision of Block "C" of the Subdivision of Blocks "A", "B", "C", & "D", in the South one-half (S ½) of FRANK STRANAHAN'S SUBDIVISION  
**ZONING:** RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District)  
**STREET:** 1208 NE 1<sup>st</sup> Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-19.2.S (Mechanical and plumbing equipment)**

Requesting a variance to allow pool equipment (pool heater and pump) to be located 9.45 feet from the front property line (NE 1<sup>st</sup>), where Code requires that mechanical equipment shall not be located within the required front yard, which in this case is 25 feet.

**6. APPEAL NO. 07-45**

**APPLICANT:** Joseph Levinson  
**LEGAL:** "Flamingo Park Section D", P.B. 41, Block 12, Lot 53  
**ZONING:** RS-8 (Residential Single Family Low Medium Density District)  
**STREET:** 1841 SW 23<sup>rd</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-19.2.B (Architectural features in residential districts)**

Requesting a variance to allow a roof eave to encroach 3 feet 7 inches into the required rear yard, where Code allows such architectural features to encroach 1/3 the required yard or 3 feet, whichever is less.

**7. APPEAL NO. 07-46**

**APPLICANT:** Dreyer, C Isabel & Dreyer, H J & Slaughter, K E D  
**LEGAL:** "Croissant Park", P.B. 4, P. 28B, Block 55, Lot 7  
**ZONING:** RO (Residential Office District)  
**STREET:** 420 SE 18<sup>th</sup> Court  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-5.60.C.6.C (Residential office zoning districts-rear yard)**

Requesting a variance to allow a 16 foot 4 inch rear yard, where Code requires the rear yard to be 20 feet.

**8. APPEAL NO. 07-47**

**APPLICANT:** Fort Lauderdale Community Redevelopment Agency

**LEGAL:** "River Gardens", P.B. 19, P. 23, Block 1, Lots 1, 2 and 3, Less N. 10 feet.

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

**STREET:** 2130 & 2140 NW 6<sup>th</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-5.34 (Table of dimensional requirements for the RM-15 district)

Requesting a variance to allow a 10 foot and 15 foot front yard, where Code requires a 25 foot front yard.

**9. APPEAL NO. 07-48**

**APPLICANT:** Sweetling Associates, LLC. (DBA) New Visions CDC

**LEGAL:** "River Gardens", Block 2, Lots 1,2,3,4,5 & 6, Said parcel being more particularly described particularly described in the application for a variance for Appeal No. 07-48, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

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

**STREET:** 2144 & 2158 NW 6<sup>TH</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-5.34 (Table of dimensional requirements for the RM-15 district)

Requesting a variance to allow a 10 foot and 15 foot front yard, where Code requires a 25 foot front yard.

**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.***