

## AGENDA RESULTS

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, March 12, 2008 – 6:30 P.M.  
CITY HALL

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

#### 1. APPEAL NO. 07-47 *(Deferred from February 13, 2008 meeting)*

**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.

**DEFERRED FOR THIRTY (30) DAYS (7-0)**

#### 2. APPEAL NO. 07-48 *(Deferred from February 13, 2008 meeting)*

**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 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.

**DEFERRED FOR THIRTY (30) DAYS (7-0)**

**3. APPEAL NO. 08-05** *(Deferred from February 13, 2008 meeting)*

**APPLICANT:** Jerry Lobel

**LEGAL:** "Amended Plat of Portions of Lauderdale Manor Addition," the W. 46.52 ft. of Lot 12, together with the E. 43.48 ft. of Lot 13, Block H; "Chateau Park Section-B," P.B. 31, P. 26, Block 158

**ZONING:** B-1 (Boulevard Business)

**STREET:** 1241 W. Sunrise Boulevard

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-18.3.A (Automotive sales dealer, rental agency, new or used)

Requesting a variance to allow a Auto Rental Agency on a 90-foot wide lot, where the Code requires a minimum lot width of 100 feet for a Auto Rental Agency.

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

**4. APPEAL NO. 08-07**

**APPLICANT:** TRG New River II, Ltd.

**LEGAL:** "Town of Lauderdale," P.B. "B", P. 40, Block 41, Lots 18 & 19

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

**STREET:** 2 South New River Drive

**ADDRESS:** Fort Lauderdale, FL

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

Requesting a special exception to allow the sale of alcohol at a distance of 277 feet from another establishment (The Downtowner) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sells alcoholic or intoxicating beverages.

**DEFERRED FOR THIRTY (30) DAYS (7-0)**

**5. APPEAL NO. 08-08**

**APPLICANT:** G.4.A Holdings Corp.

**LEGAL:** "Croissant Park South River Section," P.B. 8, P. 20, Block 43, Lots 7 and 8

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

**STREET:** 1300 SW 4<sup>th</sup> Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-19.2.H (Accessory Buildings and Structures, General – *Driveways*)

Requesting a variance to allow for 13 feet 2 inches driveway length, where the Code requires a minimum of eighteen (18) feet in length when used as a stacking or a parking space.

**DEFERRED FOR THIRTY (30) DAYS (7-0)**

**6. APPEAL NO. 08-09**

**APPLICANT:** Beach Boys Plaza, Inc.

**LEGAL:** Re-Amended Plat of Block A and 2 of the amended plat of Las Olas by the Sea, P.B. 1, P. 16, Block 2, Lots 1, 2 & 3. **TOGETHER WITH:** That portion of the S ½ of Palm Drive lying N and adjacent to said Lot 1

**ZONING:** ABA (A-1A Beachfront Area)

**STREET:** 413 S. 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 115 feet from an establishment (Sandbar) that sells alcohol, where Code requires a minimum of 300 feet separating establishments that sell alcoholic or intoxicating beverages.

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

**7. APPEAL NO. 08-10**

**APPLICANT:** 101 Coconut Investments, LLC

**LEGAL:** "New Utopia", P.B. 8, P. 21, Lots 6, 7 and 8

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

**STREET:** 101 SW Coconut Drive

**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Section 47-19.5.B (Fence, walls and hedges- dimensional requirements)**

Requesting a variance to permit a six (6) foot high wall to be constructed along the front and corner property lines, where the Code requires a minimum average of a three (3) foot setback from the property line along a street.

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

**APPEALING: Section 47-19.5.B - Note G.1.a.i (Sight visibility triangle)**

Requesting a variance to permit a six (6) high wall to be constructed within a sight triangle, where the Code permits a wall to be maximum of two and one half (2½) feet in height when located within a sight triangle.

**APPROVED (5-2) WITH CONDITIONS**

**APPEALING: Section 47-19.5.B - Note G.1.ii (Waterway visibility)**

Requesting a variance to permit a six (6) foot height wall within ten (10) feet of the edge of the waterway, where the Code permits a wall to be a maximum of two and one half (2½) feet in height when located within ten (10) feet of the edge of the waterway.

**WITHDRAWN BY APPLICANT**

**8. APPEAL NO. 08-11**

**APPLICANT:** Douglas Feinstein

**LEGAL:** C.J. Hector's Resubdivision of Rio Vista," P.B. 1, P. 24, Block 4, Lot 3

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

**STREET:** 1118 N. Rio Vista Boulevard

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Section 47-19.2.BB.1 (Accessory building and structures, general)

Requesting a variance to allow the installation of a spa to encroach into the side yard setback 4.33 feet from the side property line, where Code requires five (5) feet from the property line.

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

**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>

***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.***