

# AGENDA

## CITY OF FORT LAUDERDALE BOARD OF ADJUSTMENT MEETING

WEDNESDAY, MARCH 12, 2014

**PLACE OF MEETING:** City Hall  
City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 6:30 P.M.

---

**Purpose:** The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- Introduction and Roll Call
- Approval of the November 13, 2013 Minutes
- Public Sign-In/Swearing-in

1. **APPEAL NO. B14001**

**APPLICANT:** 1401 Andrews LLC  
**AGENT:** Jeffrey J. Wolfe/ Phillips, Cantor, Shalek, Rubin & Pfister, P.A.  
**LEGAL:** Croissant Park 4-28 B Lot 1 and 3 together with N 24 of S 49 of E 3.50 of Lot 2 BLK 25  
**ZONING:** SRAC-S Ae (South Regional Activity Center-South Andrews east)  
**STREET:** 1401 S Andrews Avenue  
**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 4

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

Requesting a Special Exception to allow the sale of alcohol by a new restaurant at a distance of 128 feet from other establishments that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises.

**STAFF RECOMMENDATION:** Staff recommends approval of the request  
**Conditions of Approval:** None

**2. APPEAL NO B14002**

**APPLICANT:** Rio Nuevo  
**AGENT:** Eleftheria Zachariades, Esq.  
**LEGAL:** FT LAUDERDALE B-40 D LOT 17 E 70 LESS S 15;18 E 70; 19 E 70 LESS N  
20 BLK C  
**ZONING:** H-1 (Historic Preservation District)  
**STREET:** 209 SW 2<sup>nd</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 4

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

Requesting a Special Exception to allow the sale of alcohol by a new restaurant at a distance of 124 feet from other establishments that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises.

**STAFF RECOMMENDATION:** Staff recommends approval of the request  
**Conditions of Approval:** None

**3. APPEAL NO B14003**

**APPLICANT:** Keith Lewis & Jeannie Lim  
**LEGAL:** LAUDERDALE ISLES NO 2 35-33 B LOT 30 LESS PT DESC AS, COMM AT NW  
COR LOT 30, SW ALG WYL/L 53.08 TO POB, CONT SW ALG W/L 193.70 TO PT ON  
SEAWALL, NELY ALG SAME 37.40, NELY 126.15, NLY 39.97 TO POB BLK 5  
**ZONING:** RS6.85A (Residential District)  
**STREET:** 2678 Gulfstream Lane  
**ADDRESS:** Fort Lauderdale, FL  
**DISTRICT:** 4

**APPEALING: Section 47-39.A.6.F(1) (Dimensional Requirements – Side Yard)**

Requesting a variance to allow an enclosed front porch to be constructed with a side yard of 5-foot 6-inches where the code states that the minimum side yard for structures located in the RS-6.85A zoning district shall be a minimum of 7-foot 6-inches resulting in a decrease of 2-foot 0-inches.

**STAFF RECOMMENDATION:** Staff recommends approval of the request  
**Conditions of Approval:** None

**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.