

## A G E N D A

### BOARD OF ADJUSTMENT MEETING CITY OF FORT LAUDERDALE

WEDNESDAY, MAY 10, 2006 – 6:30 P.M.  
CITY HALL

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

#### 1. APPEAL NO. 06-04 (*Deferred from February 8, 2006 Meeting*)

**APPLICANT:** Kaizer Taub

**LEGAL:** “Victoria Park”, P. B. 15, P. 52, Block 13, the Northerly 25.0 Feet of Lot 5,  
All of Lot 4 and the Southerly 19.0 feet of Lot 3

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

**STREET:** 450 Victoria Terrace

**ADDRESS:** Fort Lauderdale, FL

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

Requesting a variance to install a wind-mill (Wind Generator) at 55'-0" height where the maximum height of a structure in the RS-8 District is limited to 35 feet.

#### 2. APPEAL NO. 06-08 (*Deferred from April 12, 2006 Meeting*)

**APPLICANT:** AMAS Dev.-Bontona, LLC

**LEGAL:** “Resubdivision of Blocks 5 & 6 of Vince”, P. B. 47, P. 26, Block 5, all of Lot 27  
and the North 35.00 feet of Lot 26

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

**STREET:** 309 Bontona Avenue

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-5.31 (Table of Dimensional Requirements for the RS-8 district)

Requesting a variance to permit a 20' rear yard setback from the waterway, where Code requires the minimum rear yard setback to be 25' when abutting a waterway.

**3. APPEAL NO. 06-11**

**APPLICANT:** Challenge Warehousing, Inc.  
**LEGAL:** "Croissant Park", P. B. 4, P. 28, Block 9, Lots 7-15,  
**ZONING:** B-3 (Heavy Commercial/Light Industrial District).  
**STREET:** 1217 SW 1<sup>st</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-18.29.A.5 (Self-storage facility)**

Requesting a variance to permit a non-conforming existing structure to setback 1' 8" from the front property line (SW 1<sup>st</sup> Avenue), where Code requires a 20 (twenty) foot landscape buffer area along S.W. 1<sup>st</sup> Avenue.

**4. APPEAL NO. 06-13**

**APPLICANT:** C. Allen Bodford  
**LEGAL:** "Coral Isles", P. B. 15, P. 60, Block 2, Lot 25  
**ZONING:** RS-4.4 (Residential Single Family/Low Density District)  
**STREET:** 521 San Marco Drive  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47.19.2.P. (Accessory Buildings and structures general - Freestanding shade structures)**

Requesting a variance to allow a shade structure ("Tiki Hut") to set back a distance of 7.3 feet from the waterway, where 10 feet is required from the waterway, and to allow 611 square feet of said shade structure to be within the required yard area, where the Code allows a maximum of 200 square feet to be located in the required yard.

**5. APPEAL NO. 06-14**

**APPLICANT:** John and Carol O'Brien  
**LEGAL:** "Imperial Point Fourth Section", P. B. 56, P. 11, Block 31, Lot 4  
**ZONING:** RS-8 (Residential Single Family Low Medium Density District)  
**STREET:** 1861 NE 65<sup>th</sup> Street  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements for the RS-8 district)**

Requesting a variance to allow a shed to setback 17.46' from the corner side yard, where Code requires a minimum setback of not less than 25% of the lot width which in this case is 22.5'.

**6. APPEAL NO. 06-15**

**APPLICANT:** Pine Crest Preparatory School, Inc.

**LEGAL:** Parcel "A" of "Coral Ridge Isles", according to the Plat thereof, recorded in P.B. 45, P. 47 of the public record of Broward County. Less and except that portion of Parcel "A" conveyed to Broward County in deed recorded in official records Book 28335, Page 194 of the public records of Broward County

**ZONING:** CF-S (Community Facility-School (CF-S District))

**STREET:** 1501 NE 62<sup>nd</sup> Street

**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-8.30 (Table of dimensional requirements for the CF-S District)

Requesting a variance to allow the construction of a 1,500 square foot mechanical/electrical room on top of an existing 15,398 square foot Dining Facility on a school property where the ULDR Code section 47-8.30 limits gross floor area to a maximum of 10,000 square feet.

**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.***