

A G E N D A - REVISED

**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE**

WEDNESDAY, OCTOBER 13, 2004 – 7:30 P.M.

**CITY HALL
CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

1. APPEAL NO. 04-07 – *Deferred from September 22, 2004 Meeting to allow applicant to consider alternative design options.*

APPLICANT: Cassandra Colby Tansey/World Fitness Association
LEGAL: Hoys Business Center, P. B. 39, P. 11, Block 1, Lot 2
ZONING: B-1 (Boulevard Business)
STREET: 5800 N. Federal Highway
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-20.11 – To permit parking stall depth of 17 ft. 10-9/16 in. where the Code requires a depth of 19 ft. 1-1/8 in. for 45 degree angled parking; to permit a drive aisle width of 11 ft. where the Code requires a drive aisle width of 13 ft; these two modifications resulting in an overall parking dimension of 46 ft. 9-1/8 in. where the Code requires a minimum overall dimension of 51 ft. 2-1/8 in.

2. APPEAL NO. 04-53 - *Deferred from September 22, 2004 Meeting*

APPLICANT: George Gill, President (Yankee Clipper Marina Meeting Room/Banquet Facility)
LEGAL: Ocean Harbor, P.B. 26, P. 39, All of Lots 14-18, & 28 & a portion of 27
ZONING: RMH-60 (Residential High Rise Multifamily/High Density District)
STREET: 1140 Seabreeze Boulevard
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec.47-3.2 B 1 (Continuation of a Non-conforming Structure) to permit the construction of a 5,461 sq. ft Meeting Room/Banquet Facility. (replacing the existing pool deck structure) to a legal non-conforming structure (hotel) where the Code prohibits the alteration or enlargement of a legal non-conforming structure.

APPEALING: Sec.47-5.38 (Table of Dimensional Requirements) – Requesting a variance to build a Meeting Room/Banquet Facility with a 6 ft. front yard setback (along Seabreeze Boulevard), where the Code requires a 25 ft. front yard setback, and to allow a 6 ft. corner yard setback (along north end of Harbor Drive), where the Code requires a 25 ft. corner yard setback.

3. APPEAL NO. 04-55 - Deferred from September 22, 2004 Meeting

APPLICANT: Henry and Minerva Glaston
LEGAL: Brysa Park Extension, P.B. 28, P. 46, Block 2, Lots 12, 13, and 14.
ZONING: CB (Community Business District)
STREET: 3619-3635 W. Davie Blvd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-25.3 A.3.d.v – Requesting a variance to allow an existing wooden fence to remain on a nonresidential property, where Code requires that a 5 ft. wall be constructed.

4. APPEAL NO. 04-57

APPLICANT: Joseph Piccirilli
LEGAL: Idlewyld, P.B. 1, P. 19, Block 7, Portion of Lot 6 and All of Lot 7
ZONING: RS-8 (Residential Single Family/Low Medium Density District)
STREET: 833 Idlewyld Dr.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47- 19.5 (B) – To permit the reconstruction of an existing 6 ft. 6 in. wall/fence fronting along the entire length of SE 26 Street and Idlewyld Drive with a 0 ft. setback where the Code requires a minimum 3 ft. setback for a wall/fence when fronting on a street.

5. APPEAL NO. 04-58

APPLICANT: Joseph Piccirilli
LEGAL: Idlewyld, P.B. 1, P. 19, Block 7, Portion of Lot 6 and All of Lot 7
ZONING: RS-8 (Residential Single Family/Low Medium Density District)
STREET: 833 Idlewyld Dr.
ADDRESS: Fort Lauderdale, FL

APPEALING: The Zoning Administrator’s interpretation that replacing sections of a non-conforming fence does not constitute repair and maintenance as defined in Section 47-3.6.D.

6. APPEAL NO. 04-59

APPLICANT: The Harbor Shops, LLC
LEGAL: Parcel P.B.C., P.B. 170, P. 42 and 43, and Parcel “A” of 1301 Plat
P.B. 171, P. 60 and 61 and Parcel “A” Dolphin Plat, P.B. 172, P. 138 - 140
ZONING: PEDD (Port Everglades Development District)
STREET: 1800 SE Cordova Rd.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-21.9.C – Requesting a variance to reduce the required number of 3” minimum diameter shade tree species from 125 to 92. Said reductions represents 18 % 3” diameter trees, where Code requires that 25% of the required shade trees be a minimum of 3” in diameter.

7. APPEAL NO. 04-60

APPLICANT: All Saints Episcopal Church
LEGAL: Tract "A", P.B. 60, P. 24, and Himmarshee Park, subdivision of
an unnumbered block in Colee Hammock, P.B. 1, P. 20
ZONING: CF-H Community Facility (House of Worship District)
RS-8 (Residential Single Family/Low Medium Density District)
STREET: 333 Tarpon Dr.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47- 8.30 – Requesting a variance from the maximum building area requirement of 10,000 sq. ft. of gross floor area in the CF-H district to allow a building area that is 31,871 sq. ft. in gross floor area.

APPEALING: Sec. 47- 5.11 – Requesting a variance to allow an accessory parking use, for a CF-H (House of Worship) use where such use is not listed as a permitted use in the RS-8 district.

8. APPEAL NO. 04-61

APPLICANT: Nicholls Investment Properties
LEGAL: Victoria Park Corrected Amended Plat, P.B. 10, P. 66, Block 5, Lots 1 and 2 less
the East 30 ft.
ZONING: RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District)
STREET: 206 NE 16 Ave.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47- 21.9.A.4.b – Requesting a variance to allow one (1) peninsular landscape area for every three (3) parking spaces, where Code requires one (1) peninsular landscape area for every two (2) parking spaces.

APPEALING: Sec. 47- 21.11.A.6 – Requesting a variance to allow 1.1 ft. landscape area in front of the back-out parking spaces, where Code requires a landscape area that is a minimum of 5 ft. in width.

9. APPEAL NO. 04-62

APPLICANT: Marc Lapointe (Landlord for The Gypsy's Tambourine)
LEGAL: Tracts "A" and "B", of a Resubdivison of Lot 27, Coral Shopping Center,
P.B. 41, Page 34 together with
Parcel "A" Coral Shopping Center, P.B. 29, P. 30
ZONING: B-1 (Boulevard Business District)
STREET: 3045 N. Federal Hwy, Ste. 60B
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 5-26B – Requesting a special exception to allow a restaurant to serve alcoholic beverages at distances of 133 feet (Culture Room) and 236 feet (Briny) from existing establishments that serve alcohol where Code requires minimum 300 feet.

10. APPEAL NO. 04-63

APPLICANT: London Associates, LTD
LEGAL: Progresso, P.B. 2, P. 18, Block 313, Lots 15 and 16
ZONING: CB (Community Business District)
B-1 (Boulevard Business District)
STREET: 664 North Federal Hwy.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 5-26B – Requesting a special exception to allow a restaurant to serve alcoholic beverages at distances of 101 feet (liquor store) and 157 feet (restaurant) from existing restaurant and liquor store where Code requires minimum 300 feet.

REPORT and FOR THE GOOD OF THE CITY.

Discuss alternate meeting date for December 8, 2004.

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
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.