



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
Wednesday, April 10, 2019
6:30 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

1.	CASE:	B19006
	OWNER:	Ashita Homestead LLC
	AGENT:	Deena Gray, Esq.
	ADDRESS:	323 Mola Avenue
	LEGAL DESCRIPTION:	VENICE 6-4 B STRIP OF LAND LYING S & SE OF LOT 18 BLK 2 AS DESC IN OR 2763/948 LESS PT DESC IN OR 2874/206, THAT PT OF LOT 18 AS DESC IN OR 2873/567, THAT PT OF STRIP OF LAND LYING SLY OF LOT 18 BLK 2 AS DESC IN OR 2971 PG 903 & OR 3525 PG 95
	ZONING DISTRICT:	RS-8
	COMMISSION DISTRICT:	2
	REQUESTING:	<p>Sec. 47-5.31 – Table of Dimensional Requirements –RS-8 Requesting a Variance for the following :</p> <ol style="list-style-type: none"> 1.) To allow a rear yard (North) setback at a distance of 5 feet from the property line whereas the code requires a 15 foot setback, for a total reduction of 10 feet. 2.) To allow a side yard (West Side) setback at a distance of 5 feet from the property line whereas the code requires a 25 foot setback, abutting a water way, for a total reduction of 20 feet. 3.) To allow a side yard (East Side) setback at a distance of 5 feet from the property line whereas the code requires a 25 foot setback, abutting a waterway, for a total reduction of 20 feet. 4.) To exempt the maximum 22 feet height requirement within the 25 feet required side yard (East and West) abutting a waterway. 5.) To allow a floor area ratio of 0.88 whereas the code maximum allowed is 0.75 and increase of 0.13 <p>Sec. 47-19.2.A.1 Accessory buildings, structures and equipment, general. To allow an accessory dwelling of 1401 square feet whereas the code allows a maximum of 600 square feet an increase of 801 square feet.</p> <p>Sec. 47-19.2.A.2 Accessory buildings, structures and equipment, general.</p>

To allow an accessory dwelling consisting of one (1) bedroom, one (1) bath and Living space to include 2 balconies as per plans, whereas the code allows one (1) bedroom, one (1) bath.

Sec. 47-19.2.A.5 Accessory buildings, structures and equipment, general. To allow an accessory buildings on a 6,510 square foot lot whereas the code requires a 10,890 square foot lot a total reduction of 4,380 square feet.

2. CASE: B19008

OWNER: 2980 Investment LLC

AGENT: Jason Crush, Crush Law, P.A.

ADDRESS: 2980 N. Federal Hwy

LEGAL DESCRIPTION: CORAL RIDGE LZB 183-77 B PARCEL A,5 FT ALLEY R/W ADJ TO SAID PARCEL A TOG WITH POR 15 FT VAC'D ALLEY ADJ TO LOT 4,5 BLK 66 OF CORAL RIDGE GALT ADD NO 1 31-37 B PER ORD NO. C-17-33 INSTR# 114703487

ZONING DISTRICT: B-1

COMMISSION DISTRICT: 1

REQUESTING: Section 5-27 (a) (Distance of establishments from a church or school). Requesting a special exception to allow the sale of alcohol at a distance of 412 feet from a church, where the Code of Ordinances requires a minimum distance of 500 feet separating establishments that sell alcoholic or intoxicating beverages from existing churches. This special exception results in a reduction of 88 feet from the required 500 feet.

3. CASE: B19009

OWNER: 1031 Seminole Drive LLC

AGENT: Andrew J. Schein, Esq./ Lochrie & Chakas, P.A.

ADDRESS: 1031 Seminole Drive

LEGAL DESCRIPTION: BAY PARK AMEN 39-47 B POR OF E 300 FT OF TR B DESC AS: BEG AT MOST E, NE COR OF SAID TR B, S 152.40, W 300, N 174.63, E 274.76 TO P/C, ELY THRU SLY ARC DIST 39.52 TO P/T & POB

ZONING DISTRICT: B-1

COMMISSION DISTRICT: 1

REQUESTING: Sec. 47-22.3.M. - General regulations. Requesting a variance to allow a Projecting sign to extend a total of six (6) feet six (6) inches from the wall on which the sign is to be placed whereas the code requires a maximum distance of three (3) feet. This is an increase of three (3) foot six (6) inches. Also as per the code all projecting signs shall be installed or erected in such a manner that there shall be no visible support structures such as angle irons, guy wires or braces, the proposed sign has visible support structures as per plans sheet DWG 2.0

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a 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 for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.