



## BOARD OF ADJUSTMENT MEETING

City Commission Chambers  
City Hall  
100 N Andrews Avenue Fort Lauderdale, FL 33301  
Wednesday, February 13, 2019  
6:30 PM

### AGENDA RESULTS

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

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1. **CASE:** B18022

**OWNER:** SOUTH MACK 1 LLC

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

**ADDRESS:** 820 NW 10 Terrace

**LEGAL DESCRIPTION:** PROGRESSO 2-18 D LOT 35 TO 38 BLK 270

**ZONING DISTRICT:** B-3

**COMMISSION DISTRICT:** 3

**APPEALING:** Appealing the Zoning Administrators Interpretation of; Section 47-18.4.C - Automotive repair shop. The Department has made the determination that the above code section is referring to a single shop, not multiple shops, on a single development site that is one hundred (100) feet in width per the code Section 47-18.4.C All other lots shall have a minimum lot size of one hundred (100) feet in width on the front property line, and one hundred (100) feet in depth.

**Deferred from the December 12, 2018 Agenda**

**WITHDRAWN BY THE APPLICANT, WITHOUT PREJUDICE**

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**2. CASE: B18021**  
**OWNER:** MJDC AOA LLC  
**AGENT:** Ana Rodriguez  
**ADDRESS:** 570 NW 7<sup>th</sup> Avenue  
**LEGAL DESCRIPTION:** NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT 148-25 B PARCEL B & D TOGETHER WITH POR OF RD VACATED PER ORD C-92-14 & ORD C-10-49 TOGETHER WITH POR OF NORTH LAUDERDALE 1-48 D DESC AS BEING LOTS 47-52 LESS RD R/W & LESS POR DESC IN OR 48619/1731  
**ZONING DISTRICT:** NWRAC-MUe  
**COMMISSION DISTRICT:** 3

**REQUESTING:** Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities.  
Requesting a Variance to allow Two (2) Drive-thru bank, automated tellers that requires a total of six (6) inbound VRS' (Vehicular reservoir spaces) and a total of two (2) outbound VRS' to be reduced to three (3) inbound VRS' and one(1) outbound VRS, as shown on sheet C02.01 per the provided plans.

**APPROVED (7-0)**

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**3. CASE: B19002**  
**OWNER:** Daniel Ellis  
**AGENT:** N/A  
**ADDRESS:** 1700 NE 7<sup>th</sup> Avenue  
**LEGAL DESCRIPTION:** MIDDLE RIVER TERRACE AMD PLAT 30-24 B LOT 19 BLK 3  
**ZONING DISTRICT:** RS-8  
**COMMISSION DISTRICT:** 2

**REQUESTING:**

1. Sec. 47-5.31- Table of Dimensional Requirements for RS-8 Zoning District
2. Sec. 47-19.1.L Except as otherwise provided in this Section 47-19, the following provisions shall apply. No accessory structure shall be built in the front yard more than one (1) story, or thirteen (13) feet in height. The following accessory buildings will be permitted in residential zoning districts: Private garage, garden house, or structure of the same classification. Within a residential zoning district, no accessory use or structure shall be greater in height than the principal building and in no instance shall the height of an accessory use or structure be greater than twenty-four (24) feet in height except that on lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height; providing it is located not less than thirty (30) feet from every lot line. The total areas of accessory buildings shall not be greater than thirty-five percent (35%) of the rear yard area. No

accessory buildings shall be built closer than ten (10) feet to any rear line which is a street or alley line, or, in the case of corner lots, closer than fifteen (15) feet to any side street line except as otherwise provided herein.

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1. Requesting a variance to allow the ATF detached garage/carport to be constructed within the required 25' front yard, measured from the front property line, to 18.15', a reduction of 6.85'. Also requesting a variance to allow the ATF, garage/carport to be constructed within the required 5' side yard to 1.45', measured from the side property line, a reduction of 3.55'.
2. Requesting a variance to allow the ATF, detached garage/carport to be constructed at a total height of 14.18' whereas the code limits the height to 13', an increase in total height of 1.18'.  
Also requesting a variance in the same section for the ATF, detached garage/carport to be constructed at a height greater than the principle structure, 14.8', whereas the principal structure is only 11.1' which is an increase in total height of 3.7'.

**DEFERRED TO THE MARCH 13, 2019 MEETING OF THE BOARD OF ADJUSTMENT (7-0)**

**V. COMMUNICATION TO THE CITY COMMISSION**

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

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**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.**