



## BOARD OF ADJUSTMENT MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

Wednesday, March 13, 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:

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1. **CASE:** B19002
- OWNER:** Daniel Ellis
- AGENT:** N/A
- ADDRESS:** 1700 NE 7th 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.

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 from the February 13, 2019 Agenda**

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2.     **CASE:**                         **B19003**

**APPLICANT:**             Scott S. Liberman

**AGENT:**                     Brent M. Reitman, Esq.

**ADDRESS:**                 831 Solar Isle Drive, Fort Lauderdale

**LEGAL DESCRIPTION:**   RIVIERA 6-17 B LOT 1, LOT 2 E1/2, LOT 4 S 25 OF W 25, BLK 4

**ZONING DISTRICT:**       RS-8

**COMMISSION DISTRICT:** 2

**APPEALING:**             Appealing the application of Sec. 47-19.3. - Boat slips docks, boat davits, hoists and similar mooring structures of the Unified Land Development Regulations to property located at 831 Solar Isle Drive, Fort Lauderdale, Fl. 33301 pursuant to Sec.47-24.12(B)

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3.     **CASE:**                         **B19005**

**OWNER:**                   David Stanton; Julie Skiver Stanton

**AGENT:**                   Stephanie Toothaker

**ADDRESS:**                 748 NE 17th Way

**LEGAL DESCRIPTION:**   AMENDED PLAT VICTORIA HIGHLANDS 15-9 B PORT OF BLK 4 DESC AS: BEG AT ELY MOST NW COR OS SAID BLK 4; E 49.67, S 98.13; W 64.50 N 82.65 TO PT OF CUR NELY 23.40 TO POB

**ZONING DISTRICT:**       RCs-15

**COMMISSION DISTRICT:** 2

**REQUESTING:**             Sec. 47-5.33 – Table of Dimensional Requirements

1. Requesting a variance from the 15' minimum rear yard requirement of Sec. 47.5.33 Table of Dimensional Requirements to allow an existing structure to maintain a 3.25 foot rear yard.
2. Requesting a variance from the 15' minimum rear yard requirement of Sec. 47.5.33 Table of Dimensional Requirements to allow the construction of a new addition with a rear yard of 6.08

feet.

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<b>4.</b>	<b>CASE:</b>	<b>B19007</b>
	<b>OWNER:</b>	TRICERA FLAGLER HIVE LLC
	<b>AGENT:</b>	Jason Crush, P.A.
	<b>ADDRESS:</b>	900 N. Flagler Drive
	<b>LEGAL DESCRIPTION:</b>	PROGRESSO 2-18 D TRIANGULAR TR N OF BLK 254,E OF FEC R/W & W OF BLK 216 LESS ST R/W
	<b>ZONING DISTRICT:</b>	RAC-UV
	<b>COMMISSION DISTRICT:</b>	2
	<b>REQUESTING:</b>	Section 5-26 (b) (Distance between establishments) Requesting a special exception to allow the sale of alcohol at a distance of 30 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. This special exception results in a reduction of 270 feet from the required 300 feet.

**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.**