



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: Sec. 47-5.31 – Table of Dimensional Requirements –RS-8
 Requesting a Variance for the following :
 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

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.

Sec. 47-19.2.A.2 Accessory buildings, structures and equipment, general.

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.

Motion to approve the following variances:

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.

4.) To exempt the maximum 22 feet height requirement within the 25 feet required side yard (East and West) abutting a waterway to allow a structure this is 33 feet tall at its maximum, finding that a hardship does exist based on the configuration of the property and the original setbacks required at the time that this lot was created that these are the minimum setbacks, conditioned upon the following:

1. The applicant will fund his portion for the public/private partnership to raise Mola Avenue as proffered by the applicant;

2. The applicant will execute the City and FPL's easement agreement to allow transformers to be placed on the southern end of the east property as proffered by the applicant;

3. The applicant will improve the land and drainage in front of the east seawall to mitigate groundwater flooding as determined by the City as proffered by the applicant

4. Prior to seeking a building permit for any structure on either side of the property, the applicant will clear up any existing code enforcement violations, including the violation filed on April 10, 2019.

Motion passed 5-2.

Withdrawn:

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. 5.) To allow a floor area ratio of 0.88 whereas the code maximum allowed is 0.75 and increase of 0.13

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.

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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.

Motion to approve the special exception passed 7-0.

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

Motion to approve the variance as requested conditioned upon applicant's proffer that one of the three wall signs allow pursuant to Section 47-22.3.M would be foregone by the applicant, leaving the applicant the opportunity for one size-conforming wall sign in the future passed 7-0.